

Contributions Plan No.12

# BALMORAL ROAD RELEASE AREA

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## 1. SUMMARY

This plan is The Hills Section 7.11 Contributions Plan (CP) No.12 – Balmoral Road Release Area.

The contributions received from this plan will provide for both active and passive open space (pedestrian/cycle links, parks, playgrounds etc), land for community facilities, road works, water management works (completed) and administration costs.

The open space, community facilities and road works to be provided will contribute towards satisfying the needs of the incoming population of the Balmoral Road Release Area. The additional population estimated to occur as a result of the development of this area is 15,633 persons.

The costs of required community facilities, open space, road works and administrative tasks are summarised below.

### Work Schedule: Cost per Category (base cost)

OPEN SPACE	AMOUNT (\$)
Land	121,898,874
Works	41,178,122
<b>Sub total</b>	<b>163,076,996</b>

TRANSPORT	AMOUNT (\$)
Works	41,331,236
<b>Sub total</b>	<b>41,331,236</b>

COMMUNITY FACILITIES	AMOUNT (\$)
Land	2,847,925
<b>Sub total</b>	<b>2,847,925</b>

WATER MANAGEMENT	AMOUNT (\$)
Capital	1,075,000
<b>Sub total</b>	<b>1,075,000</b>

ADMINISTRATION	AMOUNT (\$)
<b>Sub total</b>	<b>1,253,765</b>

TOTAL WORKS	AMOUNT (\$)
<b>Total</b>	<b>209,584,923</b>

### Development Timetable

It is anticipated that expenditure will occur on a pro-rata basis in accordance with the development path as outlined in Table below.

Year	% of Population
2006/2007	
2007/2008	
2008/2009	
2009/2010	
2010/2011	
2011/2012	42.00
2012/2013	
2013/2014	
2014/2015	
2015/2016	
2016/2017	
2017/2018	13.00
2018/2019	13.00
2019/2020	11.00
2020/2021	7.00
2021/2022	5.00
2022/2023	3.00
2023/2024	3.00
2024/2025	3.00
2025/2026	0.00

### Contributions by Category (2017/2018)

Facility Type	Unit	\$: Rate
Open Space - Land	Per Person	\$8,671.20
Open Space - Capital	Per Person	\$2,881.30
Transport Facilities - Capital	Per Person	\$3,411.65
Community Facilities - Land	Per Person	\$240.29
Administration	Per Person	\$46.41
<b>TOTAL</b>		<b>\$15,250.85</b>

### Contributions by Dwelling Type (2017/2018)

Dwelling Type	\$: Rate Per Dwelling
Subdivision, Dwelling Houses and Dual Occupancies	\$51,852.89
Integrated Housing	\$45,752.55
Senior Housing/Boarding House Rooms	\$18,301.02
Multi Unit Housing:	
1 Bedroom	\$22,876.27
2 Bedroom	\$32,026.78
3 Bedroom	\$39,652.21
4 bedroom	\$53,377.97

\* Multi Unit Housing includes Attached Dwellings, Multi Dwelling Housing and Residential Flat Buildings

## 2. INTRODUCTION

### 2.1 Basic Principles of Section 947.11

Under Section 947.11 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) Council has the power to levy contributions from developers for public amenities and services required because of development. The three general principles in applying Section 947.11 contributions are:

1. A contribution must be for, or relate to, a planning purpose;
2. A contribution must fairly and reasonably relate to the subject development; and
3. The contribution must be such that a reasonable planning authority, duly appreciating its statutory duties, could have properly imposed.

Under the provisions of Section 947.11 Council may either:

- \* Require land to be dedicated free of cost;
- \* Require money to be contributed for works or facilities to be provided in the future;
- \* Require money to be contributed towards the cost of works or facilities already provided in anticipation of development;
- \* Accept the provision of a material public benefit, or works in kind, in satisfaction of Section 947.11 requirements; or
- \* Require or accept a combination of any of the above.

The ability to levy developers for the provision of essential public facilities and services is considerably important to ~~Baulkham~~The Hills Shire. This "user pays" approach can significantly reduce the financial burden of new urban development on existing Shire residents.

One of the fundamental responsibilities of any Council in imposing Section 947.11 contributions is to ensure that the contributions levied are reasonable. That is, the works and facilities to be provided must be a direct consequence of the development on which the contributions are levied. They must not unnecessarily inflate development costs. Therefore, contributions are limited to essential or base-line works and facilities considered necessary to sustain acceptable urban development.

Within reason every new resident within the Balmoral Road Release Area will enjoy equal levels of service in terms of the range of public facilities and services being levied for under this plan. In this respect the plan regards the Balmoral Road Release Area (as outlined in a bold black line on Map No.1) as one precinct.

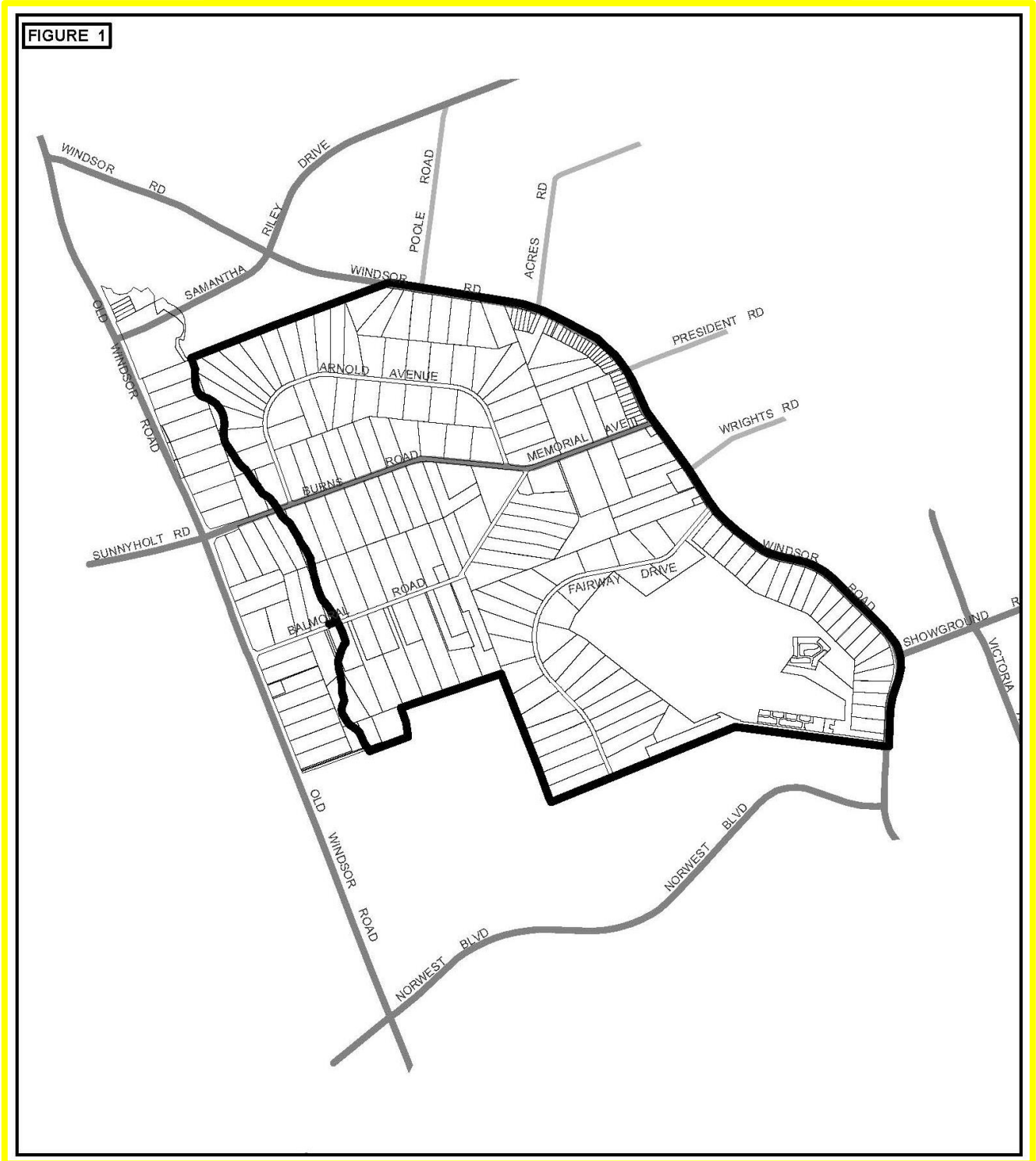
### 2.2 Name of Plan

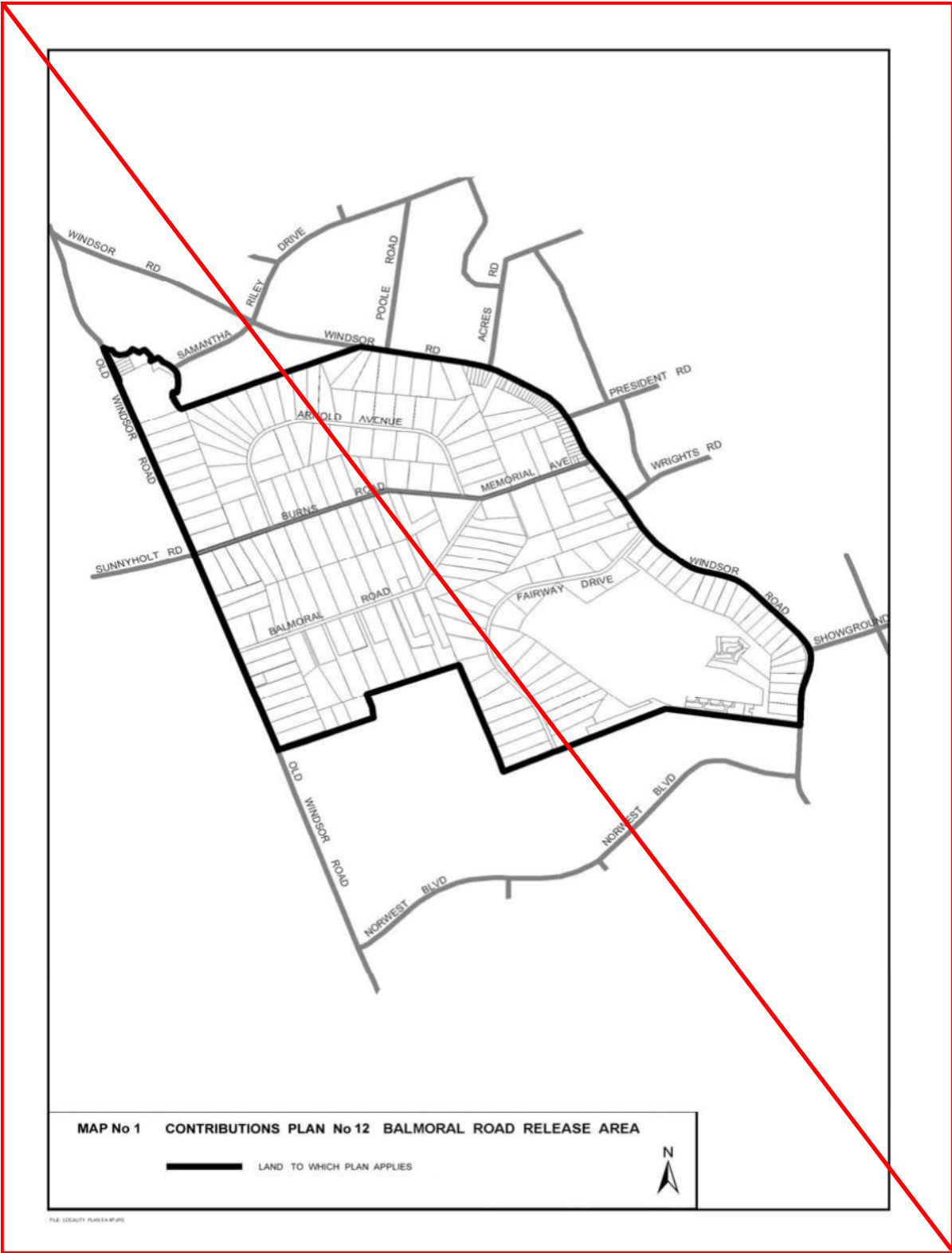
This Contributions Plan is called 'Contributions Plan No.12 – Balmoral Road Release Area'. The plan consists of this document and accompanying appendices and maps.

### 2.3 Land to which Plan Applies

This Contributions Plan applies to the Balmoral Road Release Area land within the local government area of Baulkham Hills as outlined in a bold black line shown on Map No.1 below. ~~and referred to in this plan as the Balmoral Road Release Area.~~

**MAP NO. 1 - LAND TO WHICH THIS PLAN APPLIES**







## **2.4 Purpose of this Development Contributions Plan**

The purpose of this Contributions Plan is to:

- a. Authorise the Council to impose conditions under Section 947.11 of the EP&A Act when granting consent to development on land to which this plan applies.
- b. Provide an administrative framework under which contributions may be collected and expended to address the public facility and service needs of the incoming population of the Balmoral Road Release Area
- c. Outline the anticipated demand for public facilities and services arising from the development of the Balmoral Road Release Area.
- d. Reasonably apportion, where appropriate, the cost of providing the necessary public facilities and services to new development and ensure that the existing community is not burdened by the provision of such public facilities and services.
- e. Provide a basis for determining fair and reasonable developer contributions.
- f. Outline the location, estimated cost, and staging of public facilities and services to be provided.
- g. Facilitate proper financial management and accountability for the assessment of contribution requirements and the expenditure of contributions received.

## **2.5 Application of the Plan**

When a development application for residential development is lodged and relates to land to which this plan applies, Council shall levy contributions on development in accordance with the provisions of this Plan.

A Contributions Plan becomes part of the development control process under the EP&A Act by virtue of Sections 80A4.17 and 947.11. The provisions of this plan are one of a number of considerations that are relevant when Council determines a development application in accordance with Section 804.16 of the Act.

## **2.6 Exemptions**

As stated in Section 1-42.4 this Contributions Plan applies to all development applications for all forms of residential development. The only exemptions allowed are those the subject of a direction from the Minister for Planning under Section 94E7.17 of the EP&A Act.

## **2.7 Operation of the Plan**

This Contributions Plan has been made under the provisions of Section 947.11 of the EP&A Act and Part 4 of the Environmental Planning & Assessment Regulation, 2000 ("EP&A Regulation"). As required under clause 27(2) of the Regulation this plan has been prepared having regard to the Development

Contributions Practice Notes issued by the Department of Infrastructure Planning & Natural Resources (now the Department of Planning and Environment) in July 2005. The plan takes effect from the date on which a public notice was published, pursuant to clause 31(4) of the EP&A Regulation.

This plan was adopted by **Baulkham Hills** The Hills Shire Council on 19 September 2006 and came into effect on 26 September 2006. Amendments to this plan were adopted by The Hills Shire Council on **[INSERT DATE]** and came into effect on **[INSERT DATE]**.

Refer to Section **13 14** – ‘Document Specification’ for amendments since the plan came into effect.

## **2.8 Relationship with other Plans, Policies and Documents**

This Contributions Plan supplements the provisions of ~~LEP 2005~~ **The Hills Local Environmental Plan 2012 (LEP 2012)**. To enable a greater understanding of this Contributions Plan, the following documentation can be read:

- LEP ~~2005~~**2012** and ~~such~~ Development Control Plans as they relate to the Balmoral Road Release Area; and
- Any relevant background studies referred to in the following sections of this plan.

The above documents were used in the preparation of this plan and can be purchased or viewed at Council upon request.

To assist with the interpretation of the Contributions Plan, definitions relevant to the Contributions Plan have been included in Appendix **H D**.

## **2.9 ~~3.1~~ Method of Payment**

Council will accept Section ~~94~~**7.11** payments in one, or a combination, of the following ways:

- **Monetary Contribution**  
This is the most common method of payment. However, as discussed below, payment can be offset by providing a material public benefit that is identified in the Contributions Plan.
- **Material Public Benefit (Works-in-Kind)**  
Where an applicant makes a written request and Council in its absolute discretion determines that it is appropriate, an applicant may provide a material public benefit (commonly referred to as works-in-kind) in part, or full, satisfaction of a monetary contribution. Any written request must demonstrate that the works in kind are of equivalent or greater benefit to the community compared to what has been identified under this Contributions Plan. The proposed works in kind offset must be included in the conditions of consent or a ~~S96~~**4.55** modification of the consent, to reflect the proposed offset, will be required.

The works must be included in the works schedule as set out in Appendices A-D. The cost of the work will be offset against the contribution required for the same facility category only. For example if the works relate to the

embellishment of a local park the cost of the works would be offset against the required open space contribution. The amount of the offset will be as agreed by Council and will not exceed the cost allocation for the works included in the Contributions Plan.

In assessing such a request, Council will generally take into account the following:

- whether the proposed work in kind will be to a suitable standard for Council to eventually accept;
- finalisation of, or consistency with, the detailed design of the facilities;
- the submission of plans and cost estimates to Council of the proposed works to be undertaken by the applicant;
- whether the location, siting and design of the proposed works has regard to the Development Control Plans applying to the Balmoral Road Release Area and this Contributions Plan;
- the timing of completion and future recurrent costs including staffing and maintenance and future management (particularly if a work to a higher standard is proposed);
- Council may consider works to a higher standard than the Contributions Plan allowance, however no reimbursement of additional costs will be provided;
- the financial implications for cash flow and whether the proposed works pre-empt the future orderly implementation of the works as identified in the works schedule; and
- Future dedication, handover and management arrangements.

**- Dedication of Land (identified within this Contributions Plan)**

Council will generally not accept the dedication of land (identified for public purposes under this plan) to offset the required monetary contribution. Rather the developer will be required to pay the full contribution relating to land acquisition. The value of land can then be negotiated separately between the applicant and Council, and a value formally agreed upon prior to payment. An appropriate condition may be included in any consent applying to land identified for public purposes to ensure that the land is transferred to Council. These consents would require satisfactory arrangements being made with Council's Manager – Special Property Projects—Administration.

**- Dedication of Land (not identified within this Contributions Plan)**

All local roads and associated asset relocation, water management devices, footpaths, street tree planting, traffic management devices and treatment (both temporary and permanent) not identified for funding under this plan and located within or adjacent to the Precinct shall be completed as part of the works associated with individual developments within the Precincts and

shall be provided (including the dedication of land) at no cost to Council. While these works (and the land on which they are located) will serve a public purpose, this plan does not include any value for the completion of works on this land or the subsequent acquisition of this land.

Unless the completion of works and subsequent acquisition of the land on which the works are located is specifically identified within the Works Schedule to this Plan, with funding specifically identified for this purpose, the completion of any works and dedication of the land on which the works are located will be at no cost to Council and the Developer will not be eligible for any reimbursement or offset or reduction in Section 7.11 contributions payable as a result of works completed and/or land dedicated to Council at no cost to the Council, for a public purpose.

## 2.10 Planning Agreements

In accordance with Section ~~93F~~7.4(1) of the EP&A Act a planning agreement is a voluntary agreement or arrangement between a planning authority and a developer under which the developer agrees to make contributions towards a public purpose. A planning agreement may wholly or partly exclude the application of Section ~~94~~7.11 to the development that is subject of the agreement.

The provisions of Sections ~~93F~~7.4 to ~~93L~~7.10 of the EP&A Act and accompanying Regulation prescribe the contents, form, subject matter and procedures for making planning agreements.

Any person seeking to enter into a planning agreement should in the first instance submit a proposal in writing to Council, documenting the planning benefits and how the proposal would address the demands created by development for new public infrastructure, amenities and services.

## 2.11 When must Contributions be Paid?

Section ~~94~~7.11 contributions must be paid in full, as follows:

- **Development Applications involving subdivision only:** Prior to the issue of a Subdivision Certificate
- **Development Applications involving building work only** - where conditions of consent require the payment of a contribution: Prior to the issue of a Construction Certificate
- **Combined Development Applications for Subdivision and Building Works:** Prior to the issue of a Construction Certificate. If individual construction certificates are submitted for each dwelling, payment is required in full for the total development or stage (as approved in accordance with Section ~~3-4~~ 4.4 of this plan) prior to the issue of a construction certificate for the first dwelling.
- **Combined Development Applications for development and building works** - where conditions of consent require the payment of a contribution: Prior to the issue of a Construction Certificate.

## 2.12 Deferred or Periodic Payment

Council will only permit deferred or periodic payment where development is staged. The stages of development and relevant contribution payment for each stage must be clearly documented in the conditions of consent. In this regard Section 964.55 modification of consent is required if proposed staging of development is not reflected in the original consent.

For development which is staged, Section 947.11 contributions must be paid at the rate applicable at the time of subdivision or construction certificate, for at least the number of additional lots/dwellings for which subdivision or construction certificate release is sought.

For each stage, the calculation of the number of lots/dwellings for which contributions are payable will count any residue lot as a single lot.

For example:

- Stage 1 - 20 residential lots and one residue lot are created from one original lot. Contributions would be payable for 20 lots (20 + 1 residue less 1 existing lot\*)
- Stage 2 - 20 residential lots are created from the residue lot. Contributions would be payable for 19 lots (20 lots less the one existing residue lot)

This method ensures that contributions are paid for the total number of additional lots created from an original lot/s. In the example, 40 lots are created from 1 existing lot and contributions are payable for 39 additional lots.

\* Refer Section 2.16.

## 2.13 Construction certificates and the obligation of accredited certifiers

In accordance with Section 94EC7.21 of the EP&A Act and clause 14610.3 of the EP&A Regulation, a certifying authority must not issue a construction certificate for building work or subdivision work under a development consent unless it has verified that each condition requiring the payment of monetary contributions has been satisfied.

In particular, the certifier must ensure that the applicant provides a receipt confirming that contributions have been fully paid and copies of such receipts must be included with copies of the certified plans provided to the Council in accordance with clause 142(2) of the EP&A Regulation. Failure to follow this procedure may render such a certificate invalid.

## 2.14 Complying development and the obligation of accredited certifiers

In accordance with Section 94EC7.21 of the EP&A Act accredited certifiers must impose a condition requiring monetary contributions in accordance with this Contributions Plan. This would include, but not be limited to monetary contributions associated with dwelling houses on allotments where no previous contributions

under Section 7.11 has been made. ~~for the following development types:~~

- ~~• Dwelling houses on an allotment where no previous contribution under Section 94 has been made.~~

The conditions imposed must be consistent with Council's standard Section 94.7.11 consent conditions and be strictly in accordance with this Contributions Plan. It is the professional responsibility of the accredited certifiers to accurately calculate the contribution and to apply the Section 94.7.11 condition correctly.

## 2.15 Credit & Offsets for Works in Kind

There may be cases where an applicant carries out works in kind, which are included in the Schedule of Works in this Contributions Plan but cost of which exceeds the contribution required for that facility category. In these situations the applicant **may, at Council's sole discretion,** ~~will~~ be reimbursed for the cost of the works that:-

- exceed the contribution due within that facility category, and
- have been approved by Council as being consistent with the contribution plan **and eligible for reimbursement, prior to the commencement of works.**

## 2.16 Credit for Existing Development

The existing population of the Balmoral Road Release Area on 13 April 2006, being the date upon which **council's previous LEP (Baulkham Hills LEP 2005)** Amendment No. 5 came into effect, was approximately **685-1,252** persons. The infrastructure to be levied for under this Contributions Plan is required as a direct consequence of the urbanisation of the Balmoral Road Release Area. The payment of contributions is therefore applicable to any residential development which will increase the population over and above that which existed on 13 April 2006, and which will create a demand for the provision of such infrastructure.

For the purposes of calculating contributions payable under this plan a credit will be made available for any existing lot with an approved dwelling that existed on or before 13 April 2006.

However, any parcel that was vacant on or prior to the 13 April 2006 which did not generate a demand for works or facilities of the type to be levied for under this plan, and for which no previous contribution under Section 94.7.11 of the EP&A Act, 1979 has been made, shall upon subdivision or development for residential purposes be liable for the payment of contributions in accordance with this Contributions Plan.

In short, Section 94.7.11 credits will not apply to existing vacant parcels.

## 2.17 Savings and Transitional Provisions

A development application which has been submitted prior to the adoption of this plan but not determined shall be determined in accordance with the provisions of the plan which applied at the date of determination of the application.

## 2.18 Pooling of Contributions

This plan expressly authorises monetary Section 947.11 contributions paid for different purposes to be pooled and applied (progressively or otherwise) for those purposes. The priorities for the expenditure of the levies are shown in the works schedule.

## **2.19 Calculation of Contributions**

### ***Net Present Value Method***

The contribution formula has been arrived at having regard to the Development Contribution Practice Notes issued by the then Department Infrastructure Planning and Natural Resources (DIPNR) in July 2005. These notes provides Council with two options, either a calculation based on nominal values or a net present value (NPV) methodology.

To ensure that the value of contributions is not eroded over time, the proposed method of contribution calculation is based upon a NPV methodology. This approach is a standard financial accounting tool which discounts future cash flows to account for the fact that funds received or spent today are worth more than future funds.

### ***Contributions Formula***

The formula uses a discounted cash flow model, to calculate the contribution rate per person. The model covers a period of 15 19 years (life of the Contributions Plan). The following elements are used in this calculation:

### ***Land Acquisition Index***

~~Land acquisition costs will be indexed based upon an average of the annual percentage change in the Australian Bureau of Statistics Established House Price index for Sydney over the past 15 years from December 1990 to December 2005.~~

The land acquisition indexation assumption is based upon an average of the annual percentage change in the Australian Bureau of Statistics Established House Price index for Sydney over the past 15 years from June 2003 to June 2017.

### ***Capital Expenditure Index***

~~Capital expenditure will be indexed each year using the forecast Tender Price Index (TPI) published by Rider Hunt in their Construction Cost Commentary available on the Rider Hunt website [www.riderhunt.com.au/webdocs/index.asp](http://www.riderhunt.com.au/webdocs/index.asp). At the time of Contributions Plan preparation, the forecasts were available for 2007 and 2008. Forecasts required beyond 2008 will adopt the 2008 figures.~~

The capital expenditure indexation assumption is based upon an average of the annual percentage change in the Australian Bureau of Statistics Producer Price Index for New South Wales over the past 15 years from June 2003 to June 2017. Open space and community facility expenditure is indexed based on the Producer Price Index (Non-Residential Building Construction). Transport and traffic expenditure is indexed based on the Producer Price Index (Road and Bridge Construction).

### ***Administrative Costs Index***

~~Costs will be indexed using the forecast Consumer Price Index (CPI) published by Rider Hunt in their Construction Cost Commentary available on the Rider Hunt website [www.riderhunt.com.au/webdocs/index.asp](http://www.riderhunt.com.au/webdocs/index.asp). Forecasts are available for one~~

~~calendar year. Forecasts for later years adopt the latest published forecast.~~

Administrative costs will be indexed at 2.5% which represents the midpoint of the Reserve Bank of Australia's inflation target of 2-3%, on average over the cycle.

### **Indexed Expenditure**

Total of Indexed land acquisition, capital and administrative costs.

### **Revenue Projections**

~~Revenue projections will be calculated by multiplying the estimated additional population (see Table 2 Section 4.4) by the contribution rate per person, and will be indexed using the forecast Consumer Price Index (CPI) published by Rider Hunt.~~

Revenue will be indexed at 2.5% which represents the midpoint of the Reserve Bank of Australia's inflation target of 2-3%, on average over the cycle.

### **Cash Flow**

A cash flow projection will be prepared using the above elements over the life of the Contributions Plan. The cash flow is the difference between the Indexed Expenditure and the Revenue Projections.

### **Discount Rate**

~~Ten year Local Government Borrowing rate as published in the Financial Review 28 June 2006.~~

A discount rate of 4.3% is applied, as recommended by the Independent Pricing and Regulatory Tribunal in the Fact Sheet – Latest discount rate for local infrastructure contributions plans published on 19 February 2018.

### **Formula**

~~The Contribution rate per person is determined on the basis that the NPV (Net Cash Flow) at the Discount Rate over the total life of the plan is neutral.~~

~~Contribution rate per dwelling/lot is determined by the contribution rate per person multiplied by the assumed occupancy rate (see Table 1 Section 4.3).~~

~~A summary of the program of works by facility category is included in Appendix F and contains details of population assumptions and indexation assumptions over the life of the plan. Contribution rates are set out in Appendix G.~~

The Contribution rate per person is determined on the basis that the NPV (Net Cash Flow) at the Discount Rate over the total life of the plan is neutral. This is calculated using the following formula for each facility category:



$$PV(\text{Costs}) = PV(\text{Revenue})$$

$$PV(\text{costs}) = N_1 * DC + \frac{N_2 * DC}{(1+r)} + \dots + \frac{N_t * DC}{(1+r)^t}$$

Where: N (i) = No. of persons in year (i)  
DC = development contribution (\$ in year 1 of CP)  
r = discount rate (%)  
t = time in years

From the equation above:

$$PV(\text{Costs}) = PV[(\text{No. of Persons}) * (\text{Development Contribution})]$$

Therefore:

$$PV(\text{Development Contribution}) = PV[(\text{Costs}) / (\text{No. of Persons})]$$

The Contribution rate per dwelling/lot is determined by the contribution rate per person multiplied by the assumed occupancy rate (see Part 3, Table 1).

A summary of the program of works by facility category is included in Appendix B and contains details of indexation assumptions over the life of the plan. Contribution rates are set out in Part 1 and Appendix C.

## 2.20 Review and Monitoring of Plan

This plan will be subject to regular review by Council in accordance with the provisions of the EP&A Regulation. The purpose of such a review is to ensure that:

- levels of public service and amenity provisions are consistent with likely population trends and community needs;
- contribution levels reflect changes to construction costs and land values;
- the work program can be amended if the rate of development differs from current expectations.

The contribution rates and works program for this plan have been formulated using information available at the time of writing. A number of variables will be monitored to facilitate the review process. Some of these are listed below:

- lot production and dwelling construction
- potential development remaining
- construction costs
- land costs
- projected development rate
- assumed occupancy rates
- anticipated population
- indexation assumptions.

The contribution rates will be reviewed by reference to the following specific indices:

- capital works and construction costs by the ABS Producer Price Index;
- land acquisition costs by reference to the Australian Bureau of Statistics Established House Price index for Sydney;
- revenue and administration costs by the ABS All Groups CPI for Sydney; and
- changes in the capital costs of various studies and activities required to support the strategies in the plan by reference to the actual costs incurred by council in obtaining these studies.

Any changes to the Contributions Plan, apart from minor typographical corrections, will be placed on public exhibition in accordance with the requirements of the EP&A Act and Regulation.

~~This Contributions Plan may be reviewed, amended or repealed in accordance with the provisions of the EP&A Regulation.~~

~~In order to keep this plan relevant it is envisaged that it will be monitored, reviewed and amended accordingly.~~

~~Any changes to the plan apart from minor typographical corrections, will be publicly exhibited in accordance with normal statutory procedure. The review process is discussed in more detail in Section 12.~~

## **2.21 Contributions Register**

A Contributions Register will also be maintained for this Contributions Plan in accordance with the EP&A Regulation and may be inspected on request. This Register will include:

- details of each consent for which a Section 7.11 condition has been imposed;
- the nature and extent of the contribution required by the condition for each facility category;
- the name of the Contributions Plan the condition was imposed under; and
- the date any contribution was received and its nature and extent.

At the end of the each financial year, the Council is required to make an annual statement within the yearly budget. This statement must include the following:

- (a) Opening and closing balances of money held in the Section 7.11 Contributions Plan by the Council for the accounting period;
- (b) Total amounts received by way of monetary contribution under this Plan;
- (c) Total amount spent in accordance with this Plan; and
- (d) Outstanding obligations of the Council to provide works for which contributions have been received.

## **2.22 Seniors Housing**

All new development, including housing for seniors and people with disabilities, intensifies the use of existing resources and adds incrementally to the demand for public amenities and services. Older people with disabilities enjoy the provision of community facilities, open space and are one of the major users of parkland areas.

Older people with a disability typically use public libraries or receive visits from the mobile library service. Many attend senior citizens meetings in Council's facilities. They also receive services, such as meals on wheels, community transport and

neighbour aid, organised from the offices of the Commonwealth and State funded Home and Community services located in Council's multipurpose facilities.

Further development of any sort within the catchment areas to which the Plan applies will lead to an increase in the stormwater runoff and will generate demand on the road works and Traffic Management Facilities.

It is therefore reasonable for Council to levy contributions on all development within the area, including housing built under State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004.

### **2.23 Boarding Houses**

A boarding house provides a form of low cost rental accommodation for a wide range of tenants including singles, retirees, students and young couples. For the purposes of this plan, boarding houses do not include backpackers' accommodation, group homes, serviced apartments, seniors housing or hotel or motel accommodation.

Boarding house development intensifies the use of existing resources and adds incrementally to the demand for public amenities and services. It is therefore reasonable for Council to levy contributions on all boarding house development within the area, including housing built under State Environmental Planning Policy (Affordable Rental Housing) 2009.

### **3. DEVELOPMENT POTENTIAL AND POPULATION**

Strategy Plans contain the following chapters that determine the anticipated development within the Balmoral Road Release Area, the expected demand for new public facilities and infrastructure and justify the developer contributions are reasonable and appropriate through establishment of links or nexus between the development and the need for new facilities and services.

#### **3.1 Residential Development Nexus**

##### **Development and Facility Needs**

Council can only levy Section 7.11 contributions where development will or is likely to require the provision of, or increase the demand for public facilities and services. It is therefore necessary to establish a link or nexus between the development anticipated within the Balmoral Road Release Area and the need for public facilities and services.

The population and dwelling forecasts outlined in this section are therefore crucial elements in the overall Contributions Plan. It is upon these forecasts that the majority of planning decisions are based. The forecasts provide the framework within which to plan the works and facilities that will be required as a consequence of new development.

The infrastructure planning undertaken by Council and documented by this Contributions Plan is based upon the demands which would be generated by the additional population expected within the Balmoral Road Release Area having regard to the Precinct Planning process and technical studies for the Balmoral Road Release Area. The Precinct is anticipated to accommodate a total of 15,633 additional residents.

##### **Occupancy Rates**

Occupancy rate assumptions are a particularly important feature of a Contributions Plan. They are used to forecast the population of the Balmoral Road Release Area and to calculate contributions payable on a per dwelling basis.

The anticipated occupancy rates for future dwellings within the Balmoral Road Release Area (shown below) have been calculated based on 2016 Census data for dwellings within The Hills Local Government Area (LGA).

**TABLE 1: ASSUMED OCCUPANCY RATES, 2016**

<b>Dwelling Type</b>	<b>Average Occupancy Rates</b>
Dwelling Houses	3.35
Integrated Housing Development	2.70
Senior Housing/Boarding House Rooms	1.50
<b>Multi Unit Housing:</b>	
1 Bedroom	1.34
2 Bedroom	1.78
3 Bedroom	2.66
4 bedroom	3.45

\* Multi Unit Housing includes Attached Dwellings, Multi Dwelling Housing and Residential Flat Buildings

### **Development Potential and Future Population**

Assumptions have been made on the likely dwelling types based on land use zoning and other planning controls applicable to the Balmoral Road Release Area. The population projections for the Precinct are based upon a 19 year time frame.

Once developed, it is projected that there will be a total of 6,713 dwellings within the Precinct, approximately comprising 1,551 detached dwellings, 1,685 integrated dwellings, 3,230 multi unit housing dwellings (including a mixture of townhouse/terraces and apartments) and 247 senior housing dwellings.

Table 2 below provides details of the anticipated residential yield within the North Kellyville Precinct, by dwelling type, with the relevant occupancy rates applied to each dwelling type to determine the anticipated population within the Precinct.

**TABLE 2: RESIDENTIAL YIELD & POPULATION, FULL DEVELOPMENT POTENTIAL**

<b>Multi Dwelling Housing</b>			
	<b>Total Dwellings</b>	<b>Occupancy Rate</b>	<b>Population</b>
1 bedroom	650	1.34	871
2 bedroom	1,420	1.78	2,528
3 bedroom	800	2.66	2,128
4 bedroom	360	3.45	1,242
<b>Other Housing</b>			
	<b>Total Dwellings</b>	<b>Occupancy Rate</b>	<b>Population</b>
Dwelling houses	1,551	3.35	5,196
Integrated	1,685	2.7	4,550
Seniors	247	1.5	370
<b>TOTAL</b>	<b>6,713</b>		<b>16,885</b>
<b>Existing</b>			<b>1,252</b>
<b>TOTAL (Less Existing)</b>			<b>15,633</b>

## **Demand for Public Facilities and Services**

The expected development and resulting population within the Balmoral Road Release Area will create increased demand for various public facilities and services. Section 7.11 contributions are proposed to be sought for:

- Open Space Facilities;
- Transport and Pedestrian Facilities;
- Community Facilities; and
- Administration Costs.

The following sections of the Contributions Plan identify the nexus between the anticipated development within the precinct and the facilities or services listed above, specifies the appropriate level of apportionment (if any), and provides a brief description of the proposed works and their timing.

### **5.1 — Development and Facility Needs**

Council can only levy Section 94 contributions where development will or is likely to require the provision of, or increase the demand for public facilities and services. It is therefore necessary to establish a link or nexus between the development anticipated for the Balmoral Road Release Area and the need for public facilities and services.

The population and dwelling forecasts outlined in this section are therefore crucial elements in the overall Contributions Plan. It is upon these forecasts that the majority of planning decisions are based. The forecasts provide the framework within which to plan the works and facilities that will be required as a consequence of new development.

### **5.2 — Existing Population (Prior to urban development)**

Existing development within the Balmoral Road Release Area at the date of gazettal of Baulkham Hills Local Environmental Plan 2005 (“LEP 2005”) Amendment No. 5 comprised mainly rural and rural residential land uses. The population of the Balmoral Road Release Area as at 13 April 2006 was approximately 685 people based on 2001 Census occupancy rates and the number of existing dwellings, excluding aged persons development.

The Human Services Study considered the availability of existing services and facilities and their capacity to meet existing and future needs. Generally, that study found that public amenities are operating at or near capacity. Whilst there is limited capacity to meet the needs of new development, there is no clear and present need to upgrade services to meet current demand.

The infrastructure planning undertaken by Council and documented by this Contributions Plan is based upon the demands which would be generated by the additional population expected within the Balmoral Road Release Area over and above the existing population of approximately 685 people.

### **5.3 — Occupancy Rates**

Occupancy rate assumptions are a particularly important feature of a Contributions Plan.

They are used to forecast the population of the Balmoral Road Release Area and to calculate contributions payable on a per lot or dwelling basis.

Occupancy rates for the Balmoral Road Release Area are based upon analysis of population and dwelling figures from the 2001 Census for the Kellyville/Rouse Hill Release Area (separate houses) and the whole of the Shire (multi unit dwellings).

**Table 1 – Occupancy Rate Assumptions**

Lot/Dwelling Type	Occupancy Rate
Subdivision, Dwelling houses and Dual Occupancies	3.4 persons
Multi-Unit Dwellings	
4 bedroom	2.8 persons
3 bedroom	2.5 persons
2 bedroom	1.8 persons
1 bedroom	1.3 persons

#### 5.4 – Development Potential and Future Population

The Balmoral Road Release Area is currently semi-rural in nature and generally consists of single dwellings on allotments ranging in size from 700m<sup>2</sup> to 4.4 ha. The area has been identified by the State Government for future urban release for a number of years. To rezone the area for urban purposes LEP 2005 Amendment No. 5 was gazetted 13 April 2006, and to facilitate its orderly development, Development Control Plan No. 20 came into effect on the same date.

The following table provides a summary of the estimated dwelling yield and population for the Balmoral Road Release Area.

Assumptions have been made on the likely mix of dwelling types based on approvals for medium density housing and apartments in the established parts of the Council area from 1 July 2002 to 1 November 2005. The estimated dwelling density for medium and high density areas are based on the provisions of Council's Development Control Plans for 'Townhouses', 'Apartment Buildings' and the Balmoral Road Release Area. The population projections for the Balmoral Road Release Area are based upon a 15 year time frame. The number of dwellings projected for the Transit Centre in the table below is consistent with the Department of Planning's Metropolitan Development Program 15 year forecast, undertaken in November 2005.

**Table 2 – Expected development and population**

LAND USE	TOTAL DWELLING	OCCUPANCY RATE	POPULATION
Residential – 2(b1)	1360	3.4	4624
Medium Density – 2(a2)	2170	2.3 <sup>1</sup>	4994
High Density – 2(a1)	1460	1.7 <sup>2</sup>	2482
Transit Centre	1000	1.6 <sup>3</sup>	1600
<b>TOTAL</b>	<b>5990</b>		<b>13697</b>
		Less existing residents	685

<b>Expected additional population of the Balmoral Road Release Area</b>	<b>13012</b>
Eastern drainage precinct <sup>b</sup>	9740
Less existing residents	520
<b>Expected additional population of the Eastern drainage precinct</b>	<b>9220</b>

<sup>1</sup>Occupancy rate assumes 30/70 mix of 2 and 3 bedroom dwellings

<sup>2</sup>Occupancy rate assumes 30/70 mix of 1 and 2 bedroom dwellings

<sup>3</sup>Occupancy rate assumes 50/50 mix of 1 and 2 bedroom dwellings

<sup>4</sup>Refer Section 8 of this Contributions Plan

## **5.5 Demand for Public Facilities and Services**

The expected development and resulting population within the Balmoral Road Release Area will create an increased demand for various public facilities and services. Section 94 contributions are proposed to be sought for:

- Open Space Facilities,
- Transport facilities,
- Community Facilities,
- Drainage facilities (Eastern precinct), and
- Administration Costs.

The following sections of the Contributions Plan identify the nexus between the proposed urban release and the facilities or services listed above, specifies the appropriate level of apportionment (if any), and provides a brief description of the proposed works and their timing.



## 4. OPEN SPACE FACILITIES

### 4.1 Open Space Demand

A study entitled 'Recreation Needs Analysis and Public Open Space Provision for Balmoral Road Release Area' was prepared by RMP & Associates Pty Ltd in October 2003 ("the RMP Study").

The primary objective of the RMP study was to ascertain the future demand for open space and recreational facilities within the Balmoral Road Release Area. The study identified a need for the following:

- Formal playing fields and facilities to accommodate a range of sporting activities,
- District or neighbourhood parks providing space for less structured recreation,
- Continuation of a major off-road pedestrian pathway through the Balmoral Road Release Area,
- Bushland and semi-natural areas, and
- An indoor recreation centre.

The RMP study is based upon analysis of projected demographic mix and recreation demand and also has regard to the common standard of 2.83 hectares of open space per 1000 population. The analysis identified a need for 44.84 hectares of open space based upon an estimated population of 16,000. This equated to 2.8 hectares of open space per 1000 population.

Council further refined the recommended provision having regard to the estimated population identified in ~~Table 2 paragraph 4.4~~ **Table 2** of this Contributions Plan, the environmental and topographical constraints of the area, detailed facility planning, and the proposed urban structure for the Balmoral Road Release Area including the location of residential areas, schools, trunk drainage land and road layout.

The total area of public open space to be provided via this plan for the projected Balmoral Road Release Area population of ~~13012~~ **15,633** persons is 35.80 hectares. This equates to ~~2.75~~ **2.29** ha per 1000 population or ~~27.5~~ **22.9** m<sup>2</sup> per person. ~~The RMP study notes that the Balmoral Road Release Area has a substantial amount of land designated as Special Uses — Trunk Drainage, however the primary purpose of these areas is to address drainage needs rather than residential enjoyment of open space.~~

The various categories of open space to be provided by this plan can be grouped as follows:

- District Open Space;
- Local Open Space; and
- Open Space Links.

The function of these open space categories and a brief description of the facilities is provided below.

## 4.2 Proposed Open Space and Recreational Facilities

### District Open Space

District open space traditionally accommodates a wider range of recreational opportunity and flexibility than local open space, and incorporates both active and passive open space functions. These include sports fields, sport complexes, and district parks incorporating less structured recreation including informal play, picnicking, walking, and cycling.

As a consequence it has a greater distribution pattern than local parks and is often accessed by car in addition to pedestrians and cyclists.

Where possible district open space for the Balmoral Road Release Area has been located near schools, drainage land and grouped to maximise land efficiency and reduce embellishment costs.

A land area of 27.66 ha has been identified to meet the demand for district open space generated by the future residents of the Balmoral Road Release Area and will accommodate the following facilities:

- 2 district parks with 6 playing fields to accommodate sporting activities including football, cricket, hockey and athletics. It is proposed that the parks will also include amenities buildings, playing courts and embellishments such as playground equipment, carparking, pathways, lighting and planting.
- The extension of Kellyville Park to provide a ~~baseball~~ double playing field and local playground. It is proposed that the park will also include an amenities building and embellishments such as carparking, pathways, lighting and planting.
- A centrally located district park including embellishments such as playground equipment, carparking, pathways and planting.

### Local Open Space

The purpose of local open space is primarily to provide informal play space and opportunities for supervised play within convenient walking distance from any given residence. A total of six local parks are to be provided in the Balmoral Road Release Area based on the criteria of local open space within 400 metres radius of each residence– excluding those residences that are within 400 metres of the proposed district parks.

A land area of 4.42 ha has been identified to meet the demand for local open space generated by the future residents of the Balmoral Road Release Area. The local parks will generally include embellishments such as playground equipment, seating, pathways, and tree and shrub plantings.

As far as possible local parks have been located within the Balmoral Road Release Area to ensure most dwellings have reasonable and relatively direct access to a local park. In order to minimise maintenance costs and allow sufficient room for play without disturbing adjoining dwellings, most of the local parks have an area of at least 4,000 square metres and range up to 1.4 hectares in area. The distribution and areas of local open space also take into account:

- barriers to pedestrian movement such as roads and creek lines;
- steepness of topography and the difficulty of movement;
- road layout and pedestrian permeability;
- proximity to other open space such as district parks (which include a local open space component); and
- likely density of surrounding development; and
- drainage functions.

### Open Space Links

Pedestrian and cycle links are an integral and important element of the open space network within the Balmoral Road Release Area. The open space links will provide scenic and landscape quality and the opportunity for future residents to move easily to proposed parks and activity nodes. Therefore these links play an important part in amenity and recreation value as well as increasing the effectiveness of all parks and reducing car dependence.

The major off-road pedestrian link and cycleway to be provided in the Balmoral Road Release Area is known as the Greenway. It will connect into the existing Kellyville/Rouse Hill Release Area to the north and south. In conjunction with the remainder of the pedestrian network, its major function will be to provide direct and convenient access for all Balmoral Road Release Area residents to commercial centres, community facilities, public transport nodes, district and local parks, schools and trunk drainage lands.

A land area of 3.72 ha has been identified to meet the demand for open space links generated by the future residents of the Balmoral Road Release Area. Embellishment works for open space links will typically consist of paths and cycleway construction, tree and shrub plantings, directional signage, lighting, fencing and pedestrian bridges where necessary.

Pedestrian bridges to cross Burns Road Memorial Avenue and Windsor Road are needed to provide for the safety and security of pedestrians and cyclists. Traffic signals were examined as options for both locations however, as both arterial roads run in an east/west configuration, there are several months each year that sunrise and sunset will affect driver vision. Both of these main roads will be four-lane carriageways with high traffic volumes and at least 80 km/h average vehicle speeds. Underpasses are not possible at either proposed location as the site topography would not allow a facility of sufficient size to address aesthetic and security concerns. The provision of pedestrian bridges will address safety and security concerns.

The provision of cycleways along roads and trunk drainage cycleways is discussed in Section 6.5 – Transport Facilities.

### Other Open Space

The RMP study identified a need for indoor recreation facilities and conservation open space. The provision of indoor recreation facilities is discussed in Section 7.6 – Community Facilities.

The RMP study estimated an allowance of 12 hectares for conservation open space to address residential buffers adjacent to trunk drainage land and to protect flora and fauna, environmentally sensitive areas and visually significant areas within the Balmoral Road Release Area. Developers will not be levied for conservation open space in addition to open space described in Sections 5.2.1 to 5.2.3.4. Alternative

measures to address the conservation open space objectives include:

- Incorporation of bushland and semi natural areas within some identified public open space
- Provision of relevant controls within the Local Environmental Plan and Development Control Plan such as tree and bushland protection provisions
- Rehabilitation and landscaping by Sydney Water following the completion of trunk drainage basins

This approach has regard to efficient use of open space land and reduction of open space costs whilst addressing conservation objectives.

### **4.3 Apportionment**

The need to provide the open space identified in this part of the plan is generated by the residential development of the Balmoral Road Release Area. It is therefore appropriate that residential development within the Balmoral Road Release Area be subject to the full costs of providing these open space facilities.

### **4.4 Schedule of Works and Cost Estimates**

A schedule of open space to be levied for under this plan is included in Appendix A. Cost estimates are included for both acquisition and capital works. Each park or facility to be provided can be located by reference to Map No.2 entitled 'Location of Facilities - Within Balmoral Road Release Area'.

### **4.5 Contributions Formula**

The formula used to calculate the contribution rate for open space - capital works and open space – land acquisition is set out in Section ~~3.11~~ 2.19.

The contribution rates for open space facilities are set out in Appendix ~~G~~ C.

## 5. TRANSPORT FACILITIES

### 5.1 Transport Facilities Demand

The pre-urban road network within the Balmoral Road Release Area was largely developed to cater for rural traffic volumes only. The urbanisation of the area will necessitate the establishment of an extensive vehicle and movement network, the majority of which will occur as part of the private development process.

A traffic analysis entitled 'Balmoral Release Area Traffic and Transport Report' was prepared by Council in May 2006 ("*Traffic Report*"). This report establishes the need for major intersection works resulting from the development of the Balmoral Road Release Area and includes discussion and recommendations relating to Section 94 7.11 funding and apportionment of costs. The consideration of traffic impacts contained within the Traffic Report is based upon Council's adopted traffic generation rates for residential areas.

Works to be provided for under this Contributions Plan include the construction of roundabouts, traffic signals, cycleways, bus shelters, and one bridge crossing. The works are considered necessary to facilitate development, whilst ensuring an acceptable level of access, safety and convenience for all street and road users within the Balmoral Road Release Area.

~~Burns Road~~ Memorial Avenue is the main arterial road traversing the Balmoral Road Release Area and is currently under the care and control of ~~the Roads and Traffic Authority (RTA)~~ Roads and Maritime Services (RMS). The ~~Authority~~ RMS will continue to be responsible for its future maintenance and upgrading.

The roads within the Balmoral Road Release Area which provide access to allotments will be constructed as part of the works associated with the individual development.

All local roads and associated asset relocation, water management devices, footpaths, street tree planting, traffic management devices and treatment (both temporary and permanent) not identified for funding under this plan and located within or adjacent to the Precinct shall be completed as part of the works associated with individual developments within the Precincts and shall be provided (including the dedication of land) at no cost to Council. While these works (and the land on which they are located) will serve a public purpose, this plan does not include any value for the completion of works on this land or the subsequent acquisition of this land.

Unless the completion of works and subsequent acquisition of the land on which the works are located is specifically identified within the Works Schedule to this Plan, with funding specifically identified for this purpose, the completion of works and dedication of the land on which the works are located will be at no cost to Council and the Developer will not be eligible for any reimbursement or offset or reduction in section 7.11 contributions payable as a result of works completed and/or land dedicated to Council at no cost to the Council, for a public purpose.

The transport facilities to be provided for under this plan are discussed briefly below.

### 5.2 Proposed Transport Facilities

## Intersections

Increased traffic movements will be a direct consequence of the Balmoral Road Release Area's ~~areas~~ development. Accordingly a number of key intersections will require either signalisation or traffic management devices to ensure the safety and effectiveness of vehicle movements.

It is proposed to construct a total of 15 roundabouts within the Balmoral Road Release Area. The costs of the roundabouts include the central island, additional devices such as splitter islands barrier kerbs and sign posts and does not require additional land take beyond the carriageway widths identified within the Development Control Plan for the Balmoral Road Release Area.

An additional two lane circulating roundabout is proposed to be constructed at the intersection of Solent Circuit and the extension of Fairway Drive given that this route will provide one of the primary exits from the Balmoral Road Release Area to the south. Given that this roundabout will also provide access to the Solent Circuit residential development, it is proposed that costs will be apportioned on the basis of expected traffic volumes and turning movements from each development area (refer Section ~~6.3~~ 5.3 for further discussion of apportionment of costs).

The Traffic Report demonstrates that provision of traffic signals is considered necessary at the ~~Burns Road-Arnold Avenue, Memorial Avenue-Arnold Avenue, Memorial Avenue-Arnold Avenue (east), Memorial Avenue-Arnold Avenue (west) and~~ Wrights Road-Windsor Road intersections. The signals at the intersections of ~~Burns Road~~/Memorial Avenue with Arnold Avenue are required early in the development of the Balmoral Road Release Area to ensure the safety of vehicle movements at these intersections.

Detailed concept plans have been prepared by the RTA RMS for the total upgrade of Memorial Avenue ~~the main road (Burns/ Memorial)~~ and preliminary estimates for these State roadworks suggest approximately \$50 million will be needed for the ultimate six lane treatment. ~~The approximate cost for each signalised intersection of Arnold Avenue is \$4.5 million. However, the~~ This plan levies development within the Balmoral Road Release Area for a portion costs associated with signalised intersections along Memorial Avenue, on the basis that these are required to allow local traffic movements in and out of the Precinct onto Memorial Avenue. ~~cost estimates included in this plan will provide only a basic signalised intersection at each of the two locations as set out in Appendix B.~~ All future upgrades will be the responsibility of the RTA RMS.

~~While the volume of turning movements at each intersection, compared to the volume of regional (through) traffic is proportioned at approximately 40% to 60% respectively, it is the turning traffic which generates the demand for the traffic signals. The full cost of the basic signalised intersection is therefore included in the plan.~~

Similarly, ~~A similar situation exists at~~ it is proposed that a new fourth leg of the intersection ~~is to~~ be constructed ~~at~~ the intersection of Windsor Road and Wrights Road ~~where a new fourth leg of the intersection is to be constructed.~~ The RTA RMS have advised that the existing T-intersection functions adequately however the new fourth leg will introduce six new turning movements, requiring full signalisation of the intersection. ~~The full cost of these signals is therefore to be included in the plan.~~

Traffic signals are also proposed at the Norwest Boulevard/Solent Circuit (west) intersection. Upgrading of the intersection to a three lane circulating roundabout would be required ~~by 2016~~ as a result of increasing regional through traffic. However, additional upgrading to signalisation results from traffic associated with the Balmoral Road Release Area. ~~Given the foregoing it is proposed that costs will be apportioned on the basis of comparison of the relative costs of a three lane circulating roundabout and traffic signals. (refer Section 6.3 for further discussion of apportionment costs).~~

### **Pedestrian Paths and Cycleways**

This section of the Contributions Plan addresses the need for cycleways along roads and trunk drainage land. It is noted that pedestrian and cycle links through the open space network of the Balmoral Road Release Area is addressed in Section 5.2.3 4 of the plan.

Most of the pedestrian and cyclist routes in the Balmoral Road Release Area are planned to follow desired lines to access a range of facilities and services including public transport, schools, shops, community facilities, open space, and trunk drainage lands.

The majority of the pedestrian pathway network within the Balmoral Road Release Area will be provided by developers through a requirement to construct a 1.5 metre wide path along the public street frontage for most developments.

The cycle network will generally follow roads, parks and trunk drainage lands. Where these 2.5 metre paths coincide with footpaths, an allowance will be made in this plan for the costs of the additional 1 metre width for developer reimbursement.

### **Bus Shelters**

An important objective in the development of the Balmoral Road Release Area is to reduce car dependency through the provision of an efficient public transport system and pedestrian movement network.

A system of bus routes will operate on the enhanced collector road network. To support this network a total of 33 bus stops are proposed as identified on Map 2 'Location of Facilities – Within Balmoral Road Release Area'. These bus stops have been located within reasonable walking distance of activity nodes and in locations convenient to residences. The bus stops will consist of a simple shelter and concrete pad.

### **Bridge Crossings**

As set out in Section 6.1 5.1 the majority of roads within the Balmoral Road Release Area will be constructed as part of the works associated with the individual development. However, a vehicular bridge crossing is required where the proposed enhanced collector road between Arnold Avenue and Windsor Road crosses the Strangers Creek trunk drainage corridor. The purpose of the crossing is to provide an alternative point of access from Arnold Avenue to Windsor Road ensuring convenient and direct access for Balmoral Road Release Area residents to the surrounding arterial road network.

## **5.3 Apportionment**

The majority of transport facilities identified within this Contributions Plan are attributable entirely to new development within the Balmoral Road Release Area and it is therefore appropriate that residential development within the Balmoral Road Release Area be subject to the full costs of providing these facilities.

- ~~roundabouts within the Balmoral Road Release Area;~~
- ~~traffic signals at Burns Road Arnold Avenue intersection~~
- ~~traffic signals at Memorial Avenue Arnold Avenue intersection~~
- ~~traffic signals at Wrights Road Windsor Road intersection~~
- ~~pedestrian paths and cycleways~~
- ~~bus shelters~~
- ~~Trunk drainage bridge crossing~~

~~It is therefore appropriate that residential development within the Balmoral Road Release Area be subject to the full costs of providing these transport facilities.~~

The following facilities are partially apportioned to development within ~~need to provide the following transport facilities is generated by the residential development of~~ the Balmoral Road Release Area:

- Signals and turning lanes at the intersection of Memorial Avenue, Free Settlers Drive and Arnold Avenue;
- Signals and turning lanes at the intersection of Memorial Avenue, Severn Vale Drive and Arnold Avenue;
- Signals and turning lanes at the intersection of Wrights Road and Windsor Road;
- Signals and turning lanes at the intersection of Norwest Boulevard and Solent Circuit (west); and
- Roundabout at the intersection of Solent Circuit and Fairway Drive.

The apportionment of each of these items is detailed further below.

#### Signals and turning lanes at the intersection of Memorial Ave / Free Settlers Dr / Arnold Ave

The demand for the upgrade and signalisation of the intersection of Memorial Avenue, Arnold Avenue and Free Settlers Drive is attributable to a substantially broader catchment of development including the Bella Vista and Kellyville Precincts, the Balmoral Road Release Area and regional traffic movements.

Given this, it is appropriate for the cost of providing this infrastructure to be apportioned between:

- State Government / Roads and Maritime Services (for regional traffic);
- This contributions plan; and
- A contributions plan applicable to the Bella Vista and Kellyville Station Precincts.

Based on RMS modelling and projections for the intersection of Memorial Avenue, Arnold Avenue and Free Settlers Drive, it is anticipated that by 2036, 65% of vehicle movements through this intersection will be regional through traffic, with the remaining 35% being 'local' traffic (from the Balmoral Road Release Area and/or Bella Vista and Kellyville Station Precincts).

Based on application of RMS Traffic Generation Rates to anticipated development yields within the Balmoral Road Release Area and Bella Vista and Kellyville Station Precincts, it is anticipated that of the 35% of 'local traffic' movements, 12% would be



associated with development within the Balmoral Road Release Area (approximately 42,000 Daily Vehicle Trips) and 23% would be associated with development within the Bella Vista and Kellyville Station Precincts (approximately 82,600 Daily Vehicle Trips).

Having regard to the above, the cost of the upgrade and signalisation of Memorial Avenue, Arnold Avenue and Free Settlers Drive is apportioned as follows:

- State Government: 65% (for regional traffic);
- Contributions Plan No. 12: 12%; and
- Bella Vista/Kellyville Station Precincts: 23%.

Signals and turning lanes at the intersection of Memorial Ave / Severn Vale Dr / Arnold Ave

The demand for the upgrade and signalisation of the intersection of Memorial Avenue, Severn Value Drive and Arnold Avenue is attributable to the Balmoral Road Release Area and regional traffic movements.

Given this, it is appropriate for the cost of providing this infrastructure to be apportioned between:

- State Government / Roads and Maritime Services (for regional traffic); and
- This contributions plan.

Based on RMS modelling and projections for the intersection of Memorial Avenue, Severn Value Drive and Arnold Avenue, it is anticipated that by 2036, 65% of vehicle movements through this intersection will be regional through traffic, with the remaining 35% being 'local' traffic from the Balmoral Road Release Area. Given this, it is reasonable that the cost of the upgrade and signalisation of Memorial Avenue, Severn Vale Drive and Arnold Avenue is apportioned as follows:

- State Government: 65% (for regional traffic); and
- Contributions Plan No. 12: 35%.

Signals and turning lanes at the intersection of Wrights Road / Windsor Road

The demand for the upgrade and signalisation of the intersection of Wrights Road and Windsor Road is attributable to the Balmoral Road Release Area and regional traffic movements.

Given this, it is appropriate for the cost of providing this infrastructure to be apportioned between:

- State Government / Roads and Maritime Services (for regional traffic); and
- This contributions plan.

Based on RMS modelling and projections for the intersection of Wrights Road and Windsor Road, it is anticipated that by 2036, 75% of vehicle movements through this intersection will be regional through traffic, with the remaining 25% being 'local' traffic from the Balmoral Road Release Area. Given this, it is reasonable that the cost of the upgrade and signalisation of Wrights Road and Windsor Road is apportioned as follows:

- State Government: 75% (for regional traffic); and
- Contributions Plan No. 12: 25%.

#### Signals and turning lanes at the intersection of Norwest Boulevard / Solent Circuit (west)

The provision of traffic signals at the Norwest Boulevard-Solent Circuit (west) intersection also requires consideration of apportionment of costs. A detailed analysis of this intersection shows that there are some short term delay issues already affecting the intersection. The analysis indicates that ~~by 2016~~ the growth in through traffic movement along Norwest Boulevard at this intersection would necessitate the provision of an additional through lane in each direction. However, when turning traffic generated by the Balmoral Road Release Area is added to the analysis, the intersection ~~completely~~ fails. Based on a cost comparison between the provision of the additional through lanes in Norwest Boulevard and the provision of traffic signals (which are required to facilitate turning movements through the intersection, arising from development within the Balmoral Road Release Area), 75% of the full cost of the upgrade will be levied on residential development within the Balmoral Road Release Area. The complete traffic analysis can be viewed in the Traffic Report.

#### Roundabout at the intersection of Solent Circuit / Fairway Drive

The need to provide a roundabout at the intersection of Solent Circuit and the extension of Fairway Drive is a result of residential development both within the Balmoral Road Release Area and the Solent Circuit residential development. Based on analysis of expected traffic flows, 75% of the cost of the roundabout will be levied on residential development within the Balmoral Road Release Area. The complete traffic analysis can be viewed in the Traffic Report.

### **5.4 Schedule of Works and Cost Estimates**

A schedule of transport facilities to be levied for under this plan is included in Appendix ~~B~~ **A**. Each facility to be provided can be located by reference to the Map No.2 'Location of Facilities - Within Balmoral Road Release Area' and Map No. 3 'Location of Facilities - Outside Balmoral Road Release Area'.

### **5.5 Contributions Formula**

The formula used to calculate the contribution rate for transport facilities - capital works is set out in Section ~~3.11~~ **2.19**.

The contribution rates for transport facilities are set out in Appendix ~~G~~ **C**.

## 6. COMMUNITY FACILITIES

### 6.1 Community Facilities Demand

A number of studies have been undertaken which relate to community facility needs of the Balmoral Road Release Area. These include:

- Human Services Study
- RMP Study
- Library Report

Consideration was given to the findings of these studies, existing facilities, and the provision of private child care facilities. Based on this analysis the following community facilities **were originally** ~~are~~ proposed to be provided via Section ~~94~~**7.11** contributions:

- A multi-purpose community centre of 750m<sup>2</sup> without the provision of child care
- An indoor recreation court at Bernie Mullane Sports Complex consisting of a 600m<sup>2</sup> extension plus external facilities such as parking.
- An additional 820m<sup>2</sup> of indoor recreation floor space to be added to the existing community centre at Kellyville Park.
- Part costs of the acquisition and fit out of an additional 600m<sup>2</sup> library space at **the Vinegar Hill Memorial Library at** Rouse Hill Regional Centre.

However, given the application of the Department of Planning and Environment's "Essential Works List" to this Plan (which determines which local infrastructure items can be funded through Section 7.11 Contributions Plan), Council has been directed that it is unable to fund the provision of community facilities under this Plan, with the exception of acquisition costs for additional space within the Vinegar Hill Memorial Library at Rouse Hill Town Centre.

~~The Library Report indicated that there may be a need for future expansion of the Rouse Hill Community Centre in the order of 400m<sup>2</sup> to address longer term population projections. In this regard the longer term population was based upon the development of the Balmoral Road and North Kellyville areas. The cost of additional floor space at this location has not been included in the Contributions Plan as provision would depend on longer term assessment of the availability and use of other community/function space.~~

Whilst the Human Services study recommended the provision of child care facilities, this was not considered necessary as the private sector now plays a significant role in the delivery of these services.

Each of the community facilities to be provided ~~for~~ under this plan is discussed briefly below.

### 6.2 Proposed Community Facilities

#### ~~8.2.1 Community Centre~~

~~The Human Services Study indicates that at least one multi-purpose community centre is needed to accommodate the varying needs of different groups within the future~~

~~community of the Balmoral Road Release Area.~~

~~The community centre is necessary to accommodate the community, development, health, welfare, cultural and information needs of the future Balmoral Road Release Area population. The facility will be constructed at Kellyville Park and will typically include the following activities:~~

- ~~— Personal development classes;~~
- ~~— Children's Groups;~~
- ~~— Recreation activities;~~
- ~~— Seniors activities;~~
- ~~— Dance groups;~~
- ~~— Arts and crafts;~~
- ~~— Community Services;~~
- ~~— Meetings and seminars;~~
- ~~— Community functions and events; and~~
- ~~— Office space for community groups.~~

~~The centre will also perform an important role in the education of the community as a source of information and networking, particularly for new residents.~~

~~To accommodate the needs of the Balmoral Road Release Area population a facility with a floor area of 750m<sup>2</sup> is proposed to be constructed at Kellyville Park. The provision of this facility does not require Council to purchase any further land.~~

### 8.2.2 Indoor Recreation

~~The RMP Study identified the need for an indoor recreation centre comprising two indoor courts with opportunity for indoor sport as well as community activities. To ensure the long term viability of this type of facility, and also achieve operational efficiencies it is proposed to co-locate these services with existing centres.~~

~~One additional indoor court will therefore be provided at the Bernie Mullane Recreation Centre in Kellyville to accommodate sports such as volleyball, netball, basketball, and indoor hockey as well as fitness classes, martial arts and community meetings. Given the nature of the sports that are offered in indoor recreation centres, location within the Balmoral Road Release Area is not considered necessary. Vehicular access to the Bernie Mullane facilities is reasonably direct and convenient. It is considered reasonable that residents in the Balmoral Road Release Area will travel to this type of facility.~~

~~An additional 820m<sup>2</sup> of floor space is also proposed to be added to the community centre to be constructed in Kellyville Park. The purpose of this floor space is to accommodate a range of activities including, dancing, seniors fitness, martial arts, as well as indoor sports. The area of 820m<sup>2</sup> equates approximately to the area of a single court.~~

### **Library Provision**

A Council operated library ~~is to be~~ **has been** constructed within the Rouse Hill Regional Centre in order to accommodate the needs of the Kellyville/Rouse Hill Release Area (1300m<sup>2</sup> floor space). The Library Report indicates the need for an additional 600m<sup>2</sup> of library floor space to the Rouse Hill Library in order to satisfy demand from the projected populations of the Balmoral Road and North Kellyville Release Areas. **As detailed above, given the application of the Department of Planning and Environment's "Essential Works List" (which determines which local infrastructure items can be funded through Section 7.11 Contributions**

Plans), the costs of the Library expansion included in this plan include strata purchase of the additional floor space ~~only and fit-out costs~~.

Since the preparation of this Contributions Plan, there has been a significant increase in the anticipated population within the North Kellyville Precinct as well as a marginal increase in the anticipated population within the Balmoral Road Release Area. This additional growth has increased the anticipated population within the catchment for this facility and as a result, the area of the planned expansion (originally an additional 600m<sup>2</sup>) is now 850m<sup>2</sup>.

The Rouse Hill Library will service the population of the Balmoral Road Release Area due to its proximity, ease of access and services offered. The library services will include fiction and non-fiction, reference library, children's library, internet access, learning programs, study facilities, holiday programs and book clubs. Given the services offered, location within the Balmoral Road Release Area is not considered necessary. Vehicular access to the Rouse Hill Library is reasonably direct and convenient. It is considered reasonable that residents in the Balmoral Road Release Area will travel to this type of facility.

### 6.3 Apportionment

~~The need to provide the community centre and indoor recreation facilities is generated by the residential development of the Balmoral Road Release Area:~~

- ~~• A multi-purpose community centre of 750m<sup>2</sup>~~
- ~~• An indoor recreation court and associated facilities at Bernie Mullane Sports Complex~~
- ~~• An additional 820m<sup>2</sup> of indoor recreation floor space to be added to the existing community centre at Kellyville Park.~~

~~It is therefore appropriate that residential development within the Balmoral Road Release Area meet the full cost of providing these facilities.~~

The need to provide ~~600m<sup>2</sup>~~ 850m<sup>2</sup> expansion space to the ~~proposed~~ library at the Rouse Hill Regional Centre is generated by future residential development of the Balmoral Road and North Kellyville Release Areas. ~~In this regard, the Library Report indicates that library floor space of approximately 1300m<sup>2</sup> is needed to address the catchment of 45000 people in the Kellyville/Rouse Hill Release Area. In the longer term, floor space of approximately 1900m<sup>2</sup> is required for a future catchment of 70,000 people. The longer term catchment is based upon the populations of the Balmoral Road and North Kellyville Release Areas (approximately 25,000 people).~~

The demand for this additional library floor space is based on the populations of the Balmoral Road Release Area and the North Kellyville Precinct and is apportioned between these two (2) areas based on the anticipated residential population within each area.

The current population estimates ~~of~~ for these two areas ~~is~~ are as follows:

The current population estimates of these two areas are as follows:

North Kellyville Precinct	<del>±2,600</del> 20,593
---------------------------	--------------------------

Balmoral Road Release Area	<del>13,012</del> 15,633
<b>Total</b>	<del>25,602</del> 36,226

Therefore the proportion of costs of the additional library floor space to be levied on residential development within the Balmoral Road Release Area is ~~50.8~~ 43.2%. The balance of the cost of the additional floor space will be attributable to the North Kellyville area.

#### 6.4 Schedule of Works and Cost Estimates

A schedule of community facilities to be levied for under this plan is included in Appendix ~~E~~ A. In accordance with the Department of Planning and Environment's "Essential Works List", cost estimates are only included for ~~both~~ acquisition of land for community facilities and capital works. Each facility to be provided can be located by reference to the Map No.2 "Location of Facilities – Within Balmoral Road Release Area and Map No. 3 'Location of Facilities – Outside Balmoral Road Release Area'.

#### 6.5 Contributions Formula

The formula used to calculate the contribution rate for community facilities - capital works and community facilities - acquisition is set out in Section ~~3.11~~ 2.19.

The contribution rates for community facilities are set out in Appendix ~~G~~ C.

## **6. DRAINAGE FACILITIES**

### **6.1 Drainage Facilities Demand**

The urbanisation and change of development form in the Balmoral Road Release Area as a result of the rezoning will generate increased levels of sediment and nutrients in the Balmoral Road Release Area's waterways. As a result it will be necessary to minimise the impact of the sediment and nutrient loads on the receiving waters within and downstream of the Balmoral Road Release Area. The need for facilities to minimise the impacts on receiving waters as a result of development is described in the Australian Runoff Quality – A Guide to Water Sensitive Design published by Engineers Australia 2006. This publication also describes design parameters.

### **6.2 Proposed Drainage Facilities**

Water quality measures to be provided by Council within the Balmoral Road Release Area will take the form of constructed wetlands within the detention basins constructed by Sydney Water along Strangers Creek. It will also be necessary to treat the inlets and outlets of the areas to specifically suit the operation of the constructed basins and the natural processes of the existing waterway. Other works will be employed through the provisions of the Development Control Plan on a development site basis to work in concert with these large scale facilities.

### **6.3 Apportionment**

The water quality measures are required to address the impact of development within the Balmoral Road Release Area that drains to the Strangers Creek catchment. Although the Strangers Creek catchment extends beyond the northern and southern boundary of the Balmoral Road Release Area, the facilities to be provided within the Balmoral Road Release Area will be designed to cater for the runoff from the Balmoral Road Release Area only. Therefore Council shall levy contributions on residential development which is located within the Eastern Drainage precinct as shown on Map No.4 'Location of Drainage Facilities'. Based on the development and occupancy assumptions set out in Section 4.5 of this plan, the estimated additional population of the eastern precinct is 9220 people. Therefore the cost of the drainage facilities will be shared over this population and levied upon residential development in the Eastern precinct only.

The water quality measures for the balance of Balmoral Road Release Area will be able to be adequately addressed by on site measures and controls as set out in the Development Control Plan for the Balmoral Road Release Area.

### **6.4 Schedule of Works and Cost Estimates**

The specific drainage facility costs described above are detailed in Appendix D. The facilities to be provided can be located by reference to Map No.4 entitled 'Location of Drainage Facilities'.

## **6.5 — Contributions Formula**

The formula used to calculate the contribution rate for drainage facilities — capital works is set out in Section ~~3.11~~ 4.13.

The contribution rates for drainage facilities are set out in Appendix G.



## **7. ADMINISTRATION COSTS**

### **7.1 Administration and Plan Preparation**

The preparation, on-going review, and implementation of this Contributions Plan requires significant Council resources. This includes allocation of time from forward planning, services delivery and community development staff together with professional fees, to prepare and review the Contributions Plan.

Once the plan is in place, further staff time will be required to manage the contributions system which includes calculation and recording of contribution payments as well as monitoring of development, population, works schedule expenditure and indexation assumptions. The costs associated with the preparation and administration of this plan will therefore be levied for under this Contributions Plan.

### **7.2 Apportionment**

All residential development will equally fund plan preparation and ongoing administration costs over the life of the plan.

### **7.3 Schedule of Works and Cost Estimates**

~~The specific administrative costs described above are detailed in Appendix E.~~

The administrative costs to be levied for under this Contributions Plan are detailed in Appendix A. The administrative cost to be levied for under this Contributions Plan is based on the benchmark rate recommended by the Independent Pricing and Regulatory Tribunal of 1.5% of the total value of works within a Contributions Plan.

### **7.4 Contributions Formula**

The formula used to calculate the contribution rate for administration costs is set out in Section ~~3.11~~2.19.

The contribution rates for administration costs are set out in Appendix ~~G~~ C.

## 8. WORKS SCHEDULE

The capital items in this works schedule have been costed using the following information:

- IPART Benchmark Costs for Local Infrastructure Contributions;
- Actual cost estimates for specific items (where available); and
- Actual costs and tender rates for similar works completed by Council.

Where works have been completed, the cost for the item within this Plan reflects the actual costs incurred by Council in completing the works.

The costs of land acquisition are based on land valuation (per square metre assessments) prepared by CivicMJD (April 2018). Where land has been acquired, the cost for the item within this Plan reflects the actual costs incurred by Council in acquiring the land.

~~The priorities for provision of public facilities and services identified in Sections 5-9 of this plan have been included in the works schedules (Refer Appendix A-E).~~ The implementation of the various facilities and services ~~has been~~ will be prioritised according to the particular needs and spatial distribution of the incoming population. ~~and is linked to a population threshold~~ The ability to deliver a particular facility is largely dependent upon the rate of development within the Balmoral Road Release Area, and the corresponding receipt of contributions by Council.

Many facilities such as such as cycleways along roads, roundabouts, drainage links and local open space generally provide a local level of service. Accordingly, where identified and funded through this Contributions Plan, these facilities will generally be implemented concurrent with the affected or adjoining subdivisions, subject to the receipt of sufficient contributions.

Overall, the population projections contained within this plan are based upon a 15 year time frame. It is intended that facilities identified within the works schedule to the Contributions Plan will be delivered within this time period. A summary of the program of works by facility category is included in Appendix F B, ~~and contains details of population assumptions and~~ including indexation assumptions. Monitoring of the plan in accordance with Section ~~12~~ 2.20 will allow for review and adjustment of population projections and the works schedule as required.

## ~~7. FINANCIAL INFORMATION~~

~~The following section documents what financial information is held and maintained by Council in accordance with Environmental Planning & Assessment Act and Regulations.~~

~~Council maintains a separate accounting record for this Contributions Plan. It contains details concerning contributions received and expended, including interest earned, for each service or amenity provided.~~

~~This record will be held at Council's Corporate and Financial Services Division and will include:~~

- ~~\* the various kinds of public amenities or services for which expenditure is authorised by the plan;~~
- ~~\* the total amounts received by way of monetary contribution for the different facility categories;~~
- ~~\* the amounts paid for different facility categories which have been pooled and progressively applied; and~~
- ~~\* the total amounts spent in accordance with the plan for the different facility categories.~~

~~Council will also prepare a statement with respect to this plan and other contribution plans as soon as practical after the end of each year in its annual financial report. This statement will include:~~

- ~~\* the opening and closing balances of money held by Council for the accounting period;~~
- ~~\* the total amounts received by way of monetary contribution for the different facility categories;~~
- ~~\* the total amounts spent in accordance with the plan for the different facility categories; and~~
- ~~\* the outstanding obligations of Council to provide works for different facility categories for which contributions have been received.~~

~~A Contributions Register will also be maintained and may be inspected on request. This Register will include:~~

- ~~\* details of each consent for which a Section 94 condition has been imposed;~~
- ~~\* the nature and extent of the contribution required by the condition for each facility category;~~
- ~~\* the name of the Contribution Plan the condition was imposed under; and~~
- ~~\* the date any contribution was received and its nature and extent.~~

## ~~8. MONITORING OF PLAN~~

~~This plan will be subject to regular review by Council. The purpose of such review is to ensure that:~~

- ~~\* levels of public service and amenity provisions are consistent with likely population trends and community needs;~~
- ~~\* contribution levels reflect changes to construction costs and land values;~~
- ~~\* the work program can be amended if the rate of development differs from current expectations.~~

~~The contribution rates and works program for this plan have been formulated using information available at the time of writing. A number of variables will be monitored to facilitate the review process. Some of these are listed below:~~

- ~~\* lot production and dwelling construction~~
- ~~\* potential development remaining~~
- ~~\* construction costs~~
- ~~\* land costs~~
- ~~\* projected development rate~~
- ~~\* assumed occupancy rates~~
- ~~\* anticipated population~~
- ~~\* indexation assumptions~~

~~Any changes to the Contributions Plan, apart from minor typographical corrections, will be placed on public exhibition in accordance with the requirements of the EP&A Act and Regulation.~~

## **9. — DOCUMENT SPECIFICATION**

File Reference:

~~This Contributions Plan was adopted by Council on 19 September 2006 (Minute number 871) and came into effect on 26 September 2006.~~

## 9. REFERENCES

- *Recreation Needs Analysis and Public Open Space Provision for Balmoral Road Release Area*, RMP & Associates, October 2003
- *Balmoral Release Area Traffic and Transport Report*, Baulkham Hills Shire Council, May 2006.
- *Human Services Local Environmental Study for Balmoral Road Release Area*, BBC Consulting Planners, November 2002.
- *Rouse Hill Library and Community Report*, AEC Group, July 2004
- *Australian Runoff Quality - A Guide to Water Sensitive Design*, Engineers Australia, 2006.
- <http://www.riderhunt.com.au/webdocs/index.asp>
- ~~Census data (2011), Australian Bureau of Statistics, July 2014~~

**Appendix A – Works Schedules ~~(Open Space Facilities)~~**

Account Number	Sub-category	Description	Location	Apportioned to this CP	Capital works	Land Acquisition	Total Cost
CP12BRBRIDGE1	Bridges	Bridges	Crossing of drainage land at Arnold Ave	100%	2,652,644	-	<b>2,652,644</b>
CP12BRBS01	Bus Stops	Bus shelter & concrete pad	Fairway Dr adj to Fairway Drive Reserve	100%	24,229	-	<b>24,229</b>
CP12BRBS02	Bus Stops	Bus shelter & concrete pad	Fairway Dr adj to Fairway Drive Reserve	100%	24,229	-	<b>24,229</b>
CP12BRBS03	Bus Stops	Bus shelter & concrete pad	Free Settlers adj Balmoral Rd Sports Complex)	100%	24,229	-	<b>24,229</b>
CP12BRBS04	Bus Stops	Bus shelter & concrete pad	Int. Free Settlers Dr & Edgewater Dr	100%	24,229	-	<b>24,229</b>
CP12BRBS05	Bus Stops	Bus shelter & concrete pad	Int. Free Settlers Dr & Edgewater Dr	100%	24,229	-	<b>24,229</b>
CP12BRBS06	Bus Stops	Bus shelter & concrete pad	Int. Fairway Dr & Balmoral Rd	100%	24,229	-	<b>24,229</b>
CP12BRBS07	Bus Stops	Bus shelter & concrete pad	Int. Fairway Dr & Balmoral Rd	100%	24,229	-	<b>24,229</b>
CP12BRBS08	Bus Stops	Bus shelter & concrete pad	Balmoral Rd to Employment Area	100%	24,229	-	<b>24,229</b>
CP12BRBS09	Bus Stops	Bus shelter & concrete pad	Balmoral Rd to Employment Area	100%	24,229	-	<b>24,229</b>
CP12BRBS10	Bus Stops	Bus shelter & concrete pad	Int. Free Settlers Dr & Hodges Rd	100%	24,229	-	<b>24,229</b>
CP12BRBS11	Bus Stops	Bus shelter & concrete pad	Int. Free Settlers Dr & Hodges Rd	100%	24,229	-	<b>24,229</b>
CP12BRBS12	Bus Stops	Bus shelter & concrete pad	Int. Free Settlers Dr & Memorial Ave	100%	24,229	-	<b>24,229</b>
CP12BRBS13	Bus Stops	Bus shelter & concrete pad	Int. Arnold Ave & Memorial Ave	100%	24,229	-	<b>24,229</b>
CP12BRBS14	Bus Stops	Bus shelter & concrete pad	Int. Colonial St & Arnold Ave	100%	24,229	-	<b>24,229</b>
CP12BRBS15	Bus Stops	Bus shelter & concrete pad	Int. Colonial St & Arnold Ave	100%	24,229	-	<b>24,229</b>
CP12BRBS16	Bus Stops	Bus shelter & concrete pad	Arnold Ave adj Arnold Av Sports Complex	100%	24,229	-	<b>24,229</b>
CP12BRBS17	Bus Stops	Bus shelter & concrete pad	Arnold Ave adj Arnold Av Sports Complex	100%	24,229	-	<b>24,229</b>
CP12BRBS18	Bus Stops	Bus shelter & concrete pad	Arnold Ave near Jack Peel Cct	100%	24,229	-	<b>24,229</b>
CP12BRBS19	Bus Stops	Bus shelter & concrete pad	Arnold Ave near Farmhouse Ave	100%	24,229	-	<b>24,229</b>
CP12BRBS20	Bus Stops	Bus shelter & concrete pad	Arnold Ave near Brodrick Blvd	100%	24,229	-	<b>24,229</b>
CP12BRBS21	Bus Stops	Bus shelter & concrete pad	Arnold Ave near Butler Ave	100%	24,229	-	<b>24,229</b>
CP12BRBS22	Bus Stops	Bus shelter & concrete pad	Memorial Ave near pedestrian overpass	100%	24,229	-	<b>24,229</b>
CP12BRBS23	Bus Stops	Bus shelter & concrete pad	Memorial Ave near pedestrian overpass	100%	24,229	-	<b>24,229</b>
CP12BRBS24	Bus Stops	Bus shelter & concrete pad	Memorial Ave at Int with Arnold Ave	100%	24,229	-	<b>24,229</b>
CP12BRBS25	Bus Stops	Bus shelter & concrete pad	Memorial Ave at Int with Severn Vale Dr	100%	24,229	-	<b>24,229</b>
CP12BRBS26	Bus Stops	Bus shelter & concrete pad	Int. Fairway Dr & Severn Vale Dr	100%	24,229	-	<b>24,229</b>
CP12BRBS27	Bus Stops	Bus shelter & concrete pad	Int. Fairway Dr & Severn Vale Dr	100%	24,229	-	<b>24,229</b>
CP12BRBS28	Bus Stops	Bus shelter & concrete pad	Memorial Ave adj to Kellyville Park	100%	24,229	-	<b>24,229</b>
CP12BRBS29	Bus Stops	Bus shelter & concrete pad	Memorial Ave adj to Kellyville Park	100%	24,229	-	<b>24,229</b>
CP12BRBS30	Bus Stops	Bus shelter & concrete pad	Memorial Ave near Windsor Road	100%	24,229	-	<b>24,229</b>
CP12BRBS31	Bus Stops	Bus shelter & concrete pad	Memorial Ave near Windsor Road	100%	24,229	-	<b>24,229</b>
CP12BRBS32	Bus Stops	Bus shelter & concrete pad	Stone Mason Dr near Fairway Dr	100%	24,229	-	<b>24,229</b>
CP12BRBS33	Bus Stops	Bus shelter & concrete pad	Stone Mason Dr near Fairway Dr	100%	24,229	-	<b>24,229</b>
CP12BRCC1	Cycleways	Cycleway crossing	Cycleway crossing Fairway Drive	100%	18,999	-	<b>18,999</b>
CP12BRCW1	Cycleways	Cycleways in Trunk drainage	Celebration Dr to Lewis Jones Dr	100%	2,221,106	-	<b>2,221,106</b>
CP12BRCW10	Cycleways	Cycleway additional 1 metre construction	Brodrick Blvd to Memorial Ave	100%	637,337	-	<b>637,337</b>
CP12BRCW11	Cycleways	Cycleway additional 1 metre construction	Wager Rd (Windsor Rd to Stone Mason Dr)	100%	70,475	-	<b>70,475</b>
CP12BRCW12	Cycleways	Cycleways in Trunk drainage + 1 metre additional	Stone Mason Dr (Fairway Dr to Windsor Rd)	100%	1,278,768	-	<b>1,278,768</b>
CP12BRCW13	Cycleways	Cycleways in Trunk drainage + 1 metre additional	Cullen St (Arnold Ave to Burns Rd)	100%	801,028	-	<b>801,028</b>



Account Number	Sub-category	Description	Location	Apportioned to this CP	Capital works	Land Acquisition	Total Cost
CP12BRCW2	Cycleways	Cycleways in Trunk drainage	Pasquale Ave to Severn Vale Dr	100%	1,619,556	-	1,619,556
CP12BRCW3	Cycleways	Cycleways in Trunk drainage	Windsor Rd to Fairway Dr	100%	2,128,560	-	2,128,560
CP12BRCW4	Cycleways	Cycleways in Trunk drainage + 1 metre additional	Fairway Dr (Stone Mason Dr to Solent Cct)	100%	1,306,756	-	1,306,756
CP12BRCW5	Cycleways	Cycleways in Trunk drainage + 1 metre additional	Arnold Ave (Memorial Av to Brodrick Bvd)	100%	910,099	-	910,099
CP12BRCW6	Cycleways	Cycleways in Trunk drainage	Balmoral Rd (Old Windsor Rd- Free Settlers Dr)	100%	134,192	-	134,192
CP12BRCW7	Cycleways	Cycleway full 2.5 metre construction and additional 1 metre	Free Settlers Dr (Balmoral Rd to Fairway Dr)	100%	891,700	-	891,700
CP12BRCW8	Cycleways	Cycleway full 2.5 metre construction	Stone Mason Dr (Memorial Av to Fairway Dr)	100%	511,780	-	511,780
CP12BRCW9	Cycleways	Cycleway additional 1 metre construction	Kennedy Av (Windsor Rd to Stone Mason Dr)	100%	171,591	-	171,591
CP12BRCWB1	Cycleways	Cycleway Bridges in Trunk Drainage	Raymond Ct to Brodrick Blvd Reserve	100%	241,730	-	241,730
CP12BRCWB2	Cycleways	Cycleway Bridges in Trunk Drainage	Arnold Ave to Gorman Ave Reserve	100%	241,730	-	241,730
CP12BRR01	Roundabouts	Roundabout	Int. Wager Rd & Stone Mason Dr	100%	174,067	-	174,067
CP12BRR02	Roundabouts	Roundabout	Int. Fairway Dr & Stone Mason Dr	100%	174,067	-	174,067
CP12BRR03	Roundabouts	Roundabout	Int. Kennedy Ave & Stone Mason Dr	100%	174,067	-	174,067
CP12BRR04	Roundabouts	Roundabout	Int. Brodrick Blvd & Burns Rd	100%	174,067	-	174,067
CP12BRR05	Roundabouts	Roundabouts	Int. Arnold Av, Brodrick Bvd, Butler Av	100%	174,067	-	174,067
CP12BRR06	Roundabouts	Roundabout	Int. Arnold Av, Farmhouse Av, Jack Peel Cct	100%	174,067	-	174,067
CP12BRR07	Roundabouts	Roundabout	Int. Arnold Ave & Gainsford Dr	100%	174,067	-	174,067
CP12BRR08	Roundabouts	Roundabout	Int. Arnold Av, Colonial St, Half Penny Av	100%	175,904	-	175,904
CP12BRR10	Roundabouts	Roundabout	Int. Free Settlers Dr & Hodges Rd	100%	174,067	-	174,067
CP12BRR11	Roundabouts	Roundabout	Int. Free Settlers Dr & Bamorl Rd	100%	174,067	-	174,067
CP12BRR12	Roundabouts	Roundabout	Int. Free Settlers Dr & Edgewater Dr	100%	182,890	-	182,890
CP12BRR13	Roundabouts	Roundabout	Int. Free Settlers Dr & Fairway Dr	100%	174,067	-	174,067
CP12BRR14	Roundabouts	Roundabout	Int. Severn Vale Dr & Fairway Dr	100%	174,067	-	174,067
CP12BRR15	Roundabouts	Roundabout	Int. Severn Vale Dr & Balmoral Rd	100%	163,407	-	163,407
CP12BRR16	Roundabouts	Roundabout	Int. Balmoral Rd & Pellizzer Blvd	100%	174,067	-	174,067
CP12BRR17	Roundabouts	Roundabout	Int. Solent Cct & Fairway Dr	75%	282,891	-	282,891
CP12BRRD1	Road	Full width road construction	Arnold Ave adj trunk drainage land	100%	1,205,506	-	1,205,506
CP12BRT1	Signals and turning lanes	Signals and turning lanes	Memorial Av, Free Settlers Dr, Arnold Av	12%	720,000	-	720,000
CP12BRT2	Signals and turning lanes	Signals and turning lanes	Memorial Av, Severn Vale Dr, Arnold Av	35%	2,450,000	-	2,450,000
CP12BRT3	Signals and turning lanes	Signals and turning lanes	Wrights Rd & Windsor Rd	25%	5,000,000	-	5,000,000
CP12BRT4	Signals and turning lanes	Signals and turning lanes	Norwest Bvd & Solent Cct (West)	75%	12,424,219	-	12,424,219
CP12BRGL1	Greenway Links	Cycleways (Greenway Links), planting	Windsor Rd to Arnold Ave	100%	389,224	3,133,109	3,522,333
CP12BRGL2	Greenway Links	Cycleways (Greenway Links), planting	Arnold Ave to Memorial Ave	100%	341,757	4,137,563	4,479,320
CP12BRGL3	Greenway Links	Cycleways (Greenway Links), planting	Rutherford Ave to Hodges Rd	100%	308,531	221,914	530,445
CP12BRGL4	Greenway Links	Cycleways (Greenway Links), planting	Hodges Rd to Balmoral Rd	100%	275,305	-	275,305
CP12BRGL5	Greenway Links	Cycleways (Greenway Links), planting	Free Settlers Dr to Pellizzer Blvd	100%	493,650	6,493,118	6,986,768
CP12BRGL6	Greenway Links	Cycleways (Greenway Links), planting	Rutherford Ave Reserve to Hector Crt	100%	170,879	863,766	1,034,645
CP12BRGL7	Greenway Links	Cycleways (Greenway Links), planting	Florence Ave to Memorial Ave	100%	256,318	855,969	1,112,287
CP12BRLL1	Other Open Space	Pathways, planting	Local Link 1- Free Settlers Drive Reserve	100%	541,116	1,145,853	1,686,969
CP12BRLP1	Local Open Space	Play areas, pathways, planting	Local Park 1- Stone Mason Drive Reserve	100%	864,858	11,653,012	12,517,870
CP12BRLP2	Local Open Space	Play areas, pathways, planting	Local Park 2- Fairway Drive Reserve	100%	384,851	1,735,825	2,120,676
CP12BRLP3	Local Open Space	Play areas, pathways, planting	Local Park 3 - Balmoral Road	100%	454,619	5,504,730	5,959,349
CP12BRLP4	Local Open Space	Play areas, pathways, planting	Local Park 4- Gorman Avenue Reserve	100%	566,355	2,449,974	3,016,330
CP12BRLP5	Local Open Space	Play areas, pathways, planting	Local Park 5- Half Penny Avenue Reserve	100%	414,895	1,038,593	1,453,488
CP12BRLP6	Local Open Space	Play areas, pathways, planting	Local Park 6- Lewis Jones Reserve	100%	382,605	976,932	1,359,537

Account Number	Sub-category	Description	Location	Apportioned to this CP	Capital works	Land Acquisition	Total Cost
CP12BRP10001	District Parks	Playing fields, courts, amenities & embellishment	Balmoral Road Sports Complex Reserve	100%	11,617,830	42,896,841	<b>54,514,671</b>
CP12BRP10002	District Parks	New road construction through zoned open space	Balmoral Road Sports Complex Reserve	100%	1,454,536	-	<b>1,454,536</b>
CP12BRP2	District Parks	Playing fields, courts, amenities & embellishment	Arnold Avenue Sports Complex Reserve	100%	7,138,891	22,701,844	<b>29,840,734</b>
CP12BRP30001	District Parks	Embellishment	Rutherford Avenue Reserve	100%	1,984,868	11,899,631	<b>13,884,499</b>
CP12BRP30002	District Parks	New road construction through zoned open space	Memorial Avenue	100%	887,513	-	<b>887,513</b>
CP12BRP4	District Parks	Play area, double playing field, amenities & embellishment	Kellyville Memorial Park Reserve	100%	4,914,794	4,190,200	<b>9,104,994</b>
CP12BRX1	Greenway Links	Concrete pedestrian bridges	Pedestrian Bridge- Memorial Ave	100%	3,860,383	-	<b>3,860,383</b>
CP12BRX2	Greenway Links	Concrete pedestrian bridges	Pedestrian bridge- Windsor Rd	100%	3,474,345	-	<b>3,474,345</b>
CP12BASIN99	Basin ( <i>completed</i> )	Water quality measures including constructed	Part of Park 3 (south of Memorial Ave)	100%	1,075,000	-	<b>1,075,000</b>
CP12BRCF4	Fit out & expansion of library	Fit out and expansion of RHRC Library	RHRC Library	43%	-	2,847,925	<b>2,847,925</b>
CP12BRADMIN	Administration cost	Administration & Plan preparation		100%	1,253,765	-	<b>1,253,765</b>
				<b>TOTAL</b>	<b>84,838,124</b>	<b>124,746,799</b>	<b>209,584,923</b>

**OPEN SPACE FACILITIES**

Ref. No.	Description	Area (ha)	Acquisition costs				Capital Costs				Total Costs		Priority (1)		
			Total Cost	Apportionment	Proposed Mar-06	Actual	Total Cost	Apportionment	Proposed Mar-06	Actual	Proposed	Actual	Land	Capital	
<b>District Parks</b>															
BRP1	Fairway Drive	Playing fields—courts—amenities and embellishment	13.8714	\$38,162,632.00	100.00%	\$38,162,632.00	\$0.00	\$10,992,014.36	100.00%	\$10,992,014.36	\$0.00	\$40,144,646.36	\$0.00	4	2
BRP2	Arnold Avenue	Playing fields—courts—amenities and embellishment	6.0763	\$20,010,456.70	100.00%	\$20,010,456.70	\$0.00	\$6,526,204.61	100.00%	\$6,526,204.61	\$0.00	\$26,536,661.31	\$0.00	4	3
BRP3	Burns Road	Embellishment	6.0061	\$16,269,812.80	100.00%	\$16,269,812.80	\$0.00	\$3,056,289.14	100.00%	\$3,056,289.14	\$0.00	\$19,326,101.94	\$0.00	2	3
BRP4	Kellyville Park Extension	Play area, baseball field—amenities and embellishment	1.8032	\$4,758,644.80	100.00%	\$4,758,644.80	\$0.00	\$3,458,674.36	100.00%	\$3,458,674.36	\$0.00	\$8,217,319.16	\$0.00	2	2
	<b>Sub-Total</b>		<b>27.6570</b>	<b>\$79,181,545.30</b>		<b>\$79,181,545.30</b>	<b>\$0.00</b>	<b>\$24,031,182.37</b>		<b>\$24,031,182.37</b>	<b>\$0.00</b>	<b>\$103,212,727.67</b>	<b>\$0.00</b>		
<b>Local Open Space Parks</b>															
BRLP1	Local open space Park 1—Coele Hill Country Club	Play areas—pathways—planting	1.4292	\$4,642,041.60	100.00%	\$4,642,041.60	\$0.00	\$698,310.42	100.00%	\$698,310.42	\$0.00	\$5,340,352.02	\$0.00	2,3	3
BRLP2	Local open space Park 2—Fairway Drive	Play areas—pathways—planting	0.8206	\$2,607,788.80	100.00%	\$2,607,788.80	\$0.00	\$387,983.26	100.00%	\$387,983.26	\$0.00	\$3,005,772.06	\$0.00	2,3	3
BRLP3	Local open space Park 3—Balmoral Road	Play areas—pathways—planting	0.4536	\$1,107,050.40	100.00%	\$1,107,050.40	\$0.00	\$387,983.26	100.00%	\$387,983.26	\$0.00	\$1,586,033.66	\$0.00	2,3	3
BRLP4	Local open space Park 4—Arnold Ave East	Play areas—pathways—planting	0.8505	\$1,758,365.70	100.00%	\$1,758,365.70	\$0.00	\$511,679.33	100.00%	\$511,679.33	\$0.00	\$2,269,045.03	\$0.00	2,3	3
BRLP5	Local open space Park 5—Burns Road North	Play areas—pathways—planting	0.4106	\$1,083,309.60	100.00%	\$1,083,309.60	\$0.00	\$386,926.66	100.00%	\$386,926.66	\$0.00	\$1,470,236.26	\$0.00	2,3	3
BRLP6	Local open space Park 6—Arnold Ave West	Play areas—pathways—planting	0.4373	\$1,164,034.70	100.00%	\$1,164,034.70	\$0.00	\$321,131.43	100.00%	\$321,131.43	\$0.00	\$1,476,166.13	\$0.00	2,3	3
	<b>Sub-Total</b>		<b>4.4207</b>	<b>\$12,632,590.70</b>		<b>\$12,632,590.70</b>	<b>\$0.00</b>	<b>\$2,693,013.22</b>		<b>\$2,693,013.22</b>	<b>\$0.00</b>	<b>\$16,226,603.92</b>	<b>\$0.00</b>		
<b>Greenway Links</b>															
BRGL1	Greenway link—GL1 Windsor Road to Arnold Ave	Cycleways—planting	0.9307	\$2,865,182.60	100.00%	\$2,865,182.60	\$0.00	\$229,503.06	100.00%	\$229,503.06	\$0.00	\$3,094,685.66	\$0.00	2,3	3
BRGL2	Greenway link—GL2 Arnold Ave to Burns Road	Cycleways—planting	0.5206	\$1,373,599.60	100.00%	\$1,373,599.60	\$0.00	\$464,161.21	100.00%	\$464,161.21	\$0.00	\$1,837,760.71	\$0.00	2,3	3
BRGL3	Greenway link—GL3 Burns Road to Park 3	Cycleways—planting	0.3102	\$1,036,761.60	100.00%	\$1,036,761.60	\$0.00	\$377,730.12	100.00%	\$377,730.12	\$0.00	\$1,414,491.72	\$0.00	2,3	3
BRGL4	Greenway link—GL4 Park 3 to Balmoral Road	Cycleways—planting	0.9909	\$0.00	100.00%	\$0.00	\$0.00	\$343,340.10	100.00%	\$343,340.10	\$0.00	\$343,340.10	\$0.00	-	3
BRGL5	Greenway link—GL5 Park 3 to Transit Centre	Cycleways—planting	0.9301	\$3,289,006.00	100.00%	\$3,289,006.00	\$0.00	\$578,856.00	100.00%	\$578,856.00	\$0.00	\$3,867,862.00	\$0.00	2,3	3
BRGL6	Greenway link—GL6 East of Park 3	Cycleways—planting	0.3674	\$1,193,316.20	100.00%	\$1,193,316.20	\$0.00	\$237,387.66	100.00%	\$237,387.66	\$0.00	\$1,430,703.86	\$0.00	2,3	3
BRGL7	Greenway link—GL7 greenway link 6 to Memorial Ave	Cycleways—planting	0.3626	\$1,177,724.80	100.00%	\$1,177,724.80	\$0.00	\$342,114.64	100.00%	\$342,114.64	\$0.00	\$1,519,839.44	\$0.00	2,3	3
BRX1	Pedestrian bridge crossing of Burns Road	Concrete pedestrian bridges		\$0.00	100.00%	\$0.00	\$0.00	\$1,782,636.76	100.00%	\$1,782,636.76	\$0.00	\$1,782,636.76	\$0.00	-	2
BRX2	Pedestrian bridge crossing of Windsor Road	Concrete pedestrian bridges		\$0.00	100.00%	\$0.00	\$0.00	\$1,782,636.76	100.00%	\$1,782,636.76	\$0.00	\$1,782,636.76	\$0.00	-	2
	<b>Sub-Total</b>		<b>3.4306</b>	<b>\$10,935,589.70</b>		<b>\$10,935,589.70</b>	<b>\$0.00</b>	<b>\$6,138,365.12</b>		<b>\$6,138,365.12</b>	<b>\$0.00</b>	<b>\$17,073,954.82</b>	<b>\$0.00</b>		
<b>Other open space links</b>															
BRL1	Local Link 1—Burns Road South	Pathways—planting	0.2892	\$1,174,162.00	100.00%	\$1,174,162.00	\$0.00	\$437,308.98	100.00%	\$437,308.98	\$0.00	\$1,611,470.98	\$0.00	2,3	3
	<b>Sub-Total</b>		<b>0.2892</b>	<b>\$1,174,162.00</b>		<b>\$1,174,162.00</b>	<b>\$0.00</b>	<b>\$437,308.98</b>		<b>\$437,308.98</b>	<b>\$0.00</b>	<b>\$1,611,470.98</b>	<b>\$0.00</b>		
<b>TOTAL</b>			<b>36.7974</b>	<b>\$103,823,877.70</b>		<b>\$103,823,877.70</b>	<b>\$0.00</b>	<b>\$33,300,769.69</b>		<b>\$33,300,769.69</b>	<b>\$0.00</b>	<b>\$137,124,647.39</b>	<b>\$0.00</b>		

Approximate population threshold  
 (1) Priority 1 ————— 4600  
 Priority 2 ————— 4600-9400  
 Priority 3 ————— 9400+

**Appendix B – Works Schedule (Transport Facilities)**

**TRANSPORT FACILITIES**

Description	Capital Costs				Total Costs		Priority (†)
	Total cost	Apportionment	Proposed-Mar-06	Actual	Proposed	Actual	
<b>ROUNDBABOUTS</b>							
BRR01	New Road from Windsor Road to road adjacent to golf course/Local Park 1	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR02	Fairway Drive east and New Road (south of Memorial Ave)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR03	New Road (Fairway Drive to Memorial Ave) and New Road (to Windsor Road)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR04	New Road (Arnold Ave to Windsor Road) and New Road (north of Memorial Ave)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR05	Arnold Ave and New Road (Arnold Ave to Windsor Road)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR06	Arnold Ave and New Road east of Park 2	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR07	Arnold Ave and New Road west of Park 2	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR08	Arnold Ave and New Road to Employment Area	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR10	New Road (Burns Rd to Balmoral Rd) and New Road	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR14	Balmoral Road and New Road (Burns Rd to Fairway Dr)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR12	Edgewater Drive and New Road (Burns Rd to Fairway Dr)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR13	Fairway Drive and New Road (Burns Rd to Fairway Dr)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR14	Fairway Drive and New Road (Fairway Dr to Memorial Dr)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR15	New Road (Fairway Dr to Memorial Dr) and Balmoral Rd extension	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR16	Balmoral Road and New Road (Balmoral Rd to Burns Rd)	\$135,183.21	100.00%	\$135,183.21	\$0.00	\$135,183.21	\$0.00 2,3
BRR17	Solent Circuit and Fairway Dr extension	\$442,145.20	75.00%	\$331,608.90	\$0.00	\$331,608.90	\$0.00 †
<b>Sub-Total</b>		<b>\$2,469,893.38</b>		<b>\$2,359,357.08</b>	<b>\$0.00</b>	<b>\$2,359,357.08</b>	<b>\$0.00</b>
<b>BUS SHELTERS</b>							
BRBS01 — BRBS43	33 Bus Shelters	\$891,326.79	100.00%	\$891,326.79	\$0.00	\$891,326.79	\$0.00 3
<b>Sub-Total</b>		<b>\$891,326.79</b>		<b>\$891,326.79</b>	<b>\$0.00</b>	<b>\$891,326.79</b>	<b>\$0.00</b>
<b>BRIDGES</b>							
BRBRIDGE1	Crossing of drainage land at Arnold Ave to Windsor Road	\$6,353,169.19	100.00%	\$6,353,169.19	\$0.00	\$6,353,169.19	\$0.00 2
<b>Sub-Total</b>		<b>\$6,353,169.19</b>		<b>\$6,353,169.19</b>	<b>\$0.00</b>	<b>\$6,353,169.19</b>	<b>\$0.00</b>
<b>SIGNALS</b>							
BRT1	Burns Road and Arnold Ave	\$2,228,294.70	100.00%	\$2,228,294.70	\$0.00	\$2,228,294.70	\$0.00 †
BRT2	Memorial Ave and Arnold Ave	\$2,228,294.70	100.00%	\$2,228,294.70	\$0.00	\$2,228,294.70	\$0.00 2
BRT3	Wrights Road & Windsor Road	\$1,792,636.76	100.00%	\$1,792,636.76	\$0.00	\$1,792,636.76	\$0.00 2
BRT4	Norwest Boulevard & Solent Circuit	\$3,537,161.63	75.00%	\$2,652,871.22	\$0.00	\$2,652,871.22	\$0.00 3
<b>Sub-Total</b>		<b>\$9,776,386.79</b>		<b>\$8,892,096.39</b>	<b>\$0.00</b>	<b>\$8,892,096.39</b>	<b>\$0.00</b>
<b>CYCLEWAYS</b>							
BRCW1	Caddies Creek Cycleway	\$1,327,692.26	100.00%	\$1,327,692.26	\$0.00	\$1,327,692.26	\$0.00 3
BRCW2	Edgewater Drive Cycleway	\$198,689.61	100.00%	\$198,689.61	\$0.00	\$198,689.61	\$0.00 3
BRCW3	Strangers Creek Cycleway	\$1,508,741.20	100.00%	\$1,508,741.20	\$0.00	\$1,508,741.20	\$0.00 3
BRCW4	Runs along Fairway Drive	\$267,395.36	100.00%	\$267,395.36	\$0.00	\$267,395.36	\$0.00 †
BRCW5	Runs along Arnold Ave from Burns Road west to Strangers Creek Cycleway	\$297,684.77	100.00%	\$297,684.77	\$0.00	\$297,684.77	\$0.00 †
BRCW6	Runs along Balmoral Road from Old Windsor Road to Caddies Creek Cycleway	\$59,421.19	100.00%	\$59,421.19	\$0.00	\$59,421.19	\$0.00 †
BRCW7	Runs along New Road from Balmoral Road to Fairway Drive	\$212,430.76	100.00%	\$212,430.76	\$0.00	\$212,430.76	\$0.00 †
BRCW7	Runs along New Road from Balmoral Road to Fairway Drive	\$96,559.44	100.00%	\$96,559.44	\$0.00	\$96,559.44	\$0.00 †
BRCW9	Runs along New Road from Kellyville Park to Windsor Road	\$40,109.30	100.00%	\$40,109.30	\$0.00	\$40,109.30	\$0.00 †
BRCW10	Runs along New Road from Memorial Ave to Greenway Link 1	\$158,951.69	100.00%	\$158,951.69	\$0.00	\$158,951.69	\$0.00 †
BRCW11	Runs along New Road from Golf Course to Windsor Road	\$56,153.03	100.00%	\$56,153.03	\$0.00	\$56,153.03	\$0.00 †
BRCW12	Runs along New Road adjacent to Golf Course	\$222,829.47	100.00%	\$222,829.47	\$0.00	\$222,829.47	\$0.00 †
BRCW13	Runs from Arnold Ave through trunk drainage and Local Park 4	\$128,869.71	100.00%	\$128,869.71	\$0.00	\$128,869.71	\$0.00 †
BRCW81	Cycleway bridge crossing of Strangers Creek between Greenway Link 1	\$222,829.47	100.00%	\$222,829.47	\$0.00	\$222,829.47	\$0.00 †
BRCW82	Cycleway bridge crossing of Strangers Creek between Arnold Ave and LP4	\$222,829.47	100.00%	\$222,829.47	\$0.00	\$222,829.47	\$0.00 †
BRCG1	Cycleway crossing Fairway Drive	\$29,710.60	100.00%	\$29,710.60	\$0.00	\$29,710.60	\$0.00 †
<b>Sub-Total</b>		<b>\$4,990,897.34</b>		<b>\$4,990,897.34</b>	<b>\$0.00</b>	<b>\$4,990,897.34</b>	<b>\$0.00</b>
<b>TOTAL</b>		<b>\$24,481,673.49</b>		<b>\$23,486,846.78</b>	<b>\$0.00</b>	<b>\$23,486,846.78</b>	<b>\$0.00</b>

Approximate population threshold

Priority 1	_____	4600
Priority 2	_____	4600-9400
Priority 3	_____	9400+

† Facilities where a priority is not shown such as cycleways along roads are likely to be are to be implemented concurrent with surrounding subdivisions. Roundabouts may also be implemented earlier as works in kind or reimbursement of subdivider works.

**Appendix C – Works Schedule (Community Facilities)**

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**COMMUNITY FACILITIES**

Ref.No.	Description	Acquisition Costs				Capital Costs				Total Costs		Priority (†)		
		Total cost	Apportionment	Proposed Mar-06	Actual	Total cost	Apportionment	Proposed Mar-06	Actual	Proposed	Actual	Land	Capital	
<b>Community Facilities</b>														
BRCF1	Kellyville Park Community Centre			\$0.00	\$0.00	\$3,231,027.32	100.00%	\$3,231,027.32	\$0.00	\$3,231,027.32	\$0.00	-	2	
BRCF2	Indoor Recreational Centre – Kellyville Park			\$0.00	\$0.00	\$3,915,377.00	100.00%	\$3,915,377.00	\$0.00	\$3,915,377.00	\$0.00	-	2	
BRCF3	Indoor Recreational Centre – Burnie Mullane Sports Complex			\$0.00	\$0.00	\$2,406,558.28	100.00%	\$2,406,558.28	\$0.00	\$2,406,558.28	\$0.00	-	3	
BRGF4	Expansion of Rouse Hill Regional Centre library	\$4,186,875.00	50.80%	\$2,127,112.97	\$0.00	\$1,448,391.56	50.80%	\$735,845.34	\$0.00	\$2,862,958.32	\$0.00	3	3	
				<b>\$2,127,112.97</b>	<b>\$0.00</b>	<b>\$10,288,807.94</b>		<b>\$0.00</b>	<b>\$12,415,920.91</b>	<b>\$0.00</b>				

Approximate population – threshold

- (†) Priority 1 ————— 4600
- Priority 2 ————— 4600-9400
- Priority 3 ————— 9400+

**Appendix D – Works Schedule (Drainage Facilities)**



**DRAINAGE FACILITIES -- EASTERN DRAINAGE PRECINCT**

Ref. No.	Description	Total-costs	Apportionment	Capital-Costs		Total-Costs		Priority (1)
				Proposed Mar-06	Actual	Proposed	Actual	
<b>Water Quality Measures</b>								
BASIN31	Trunk drainage land between Arnold Ave & Windsor Road	\$752,964.99	100.00%	\$752,964.99	\$0.00	\$752,964.99	\$0.00	3
BASIN32	Trunk drainage land between Arnold Ave & Windsor Road	\$269,090.64	100.00%	\$269,090.64	\$0.00	\$269,090.64	\$0.00	3
BASIN33	Trunk drainage land Arnold Ave (north of Memorial Ave)	\$288,514.24	100.00%	\$288,514.24	\$0.00	\$288,514.24	\$0.00	3
BASIN35	Trunk drainage land and part of Kellyville Park (south of Memorial Av	\$419,253.91	100.00%	\$419,253.91	\$0.00	\$419,253.91	\$0.00	3
BASIN99	Part of Park 3 (south of Memorial Ave)	\$302,846.72	100.00%	\$302,846.72	\$0.00	\$302,846.72	\$0.00	3
	<b>Sub-Total</b>	<b>\$2,133,557.47</b>		<b>\$2,133,557.47</b>	<b>\$0.00</b>	<b>\$2,133,557.47</b>	<b>\$0.00</b>	
<b>TOTAL</b>								
		<b>\$2,133,557.47</b>		<b>\$2,133,557.47</b>	<b>\$0.00</b>	<b>\$2,133,557.47</b>	<b>\$0.00</b>	

~~Appendix E – Works Schedule (Administration)~~

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**ADMINISTRATION COSTS**

Ref	Description	Cost	Priority
	<b>Plan Preparation</b>		
	Forward Planning	\$ 83,563.60	Complete
	Technical Services	\$ 30,195.60	Complete
	Community Development	\$ 47,976.20	Complete
	Financial Management	\$ 6,739.00	Complete
	Professional fees	\$ 36,017.50	Complete
	<b>Sub-Total</b>	<b>\$ 174,491.90</b>	
	<b>Plan Administration</b>		
	Forward Planning	\$ 4,298,019.80	Ongoing
	Technical Services	\$ 472,016.60	Ongoing
	Financial Management	\$ 488,692.00	Ongoing
	<b>Sub-Total</b>	<b>\$ 4,658,728.40</b>	
		<b>\$ 4,833,220.30</b>	

\* Required for assessment of works in kind and reimbursement of developer funded works

**Appendix F B – Summary of Works Program by Facility Category**

**Contributions Plan No. 12 - Balmoral Road Release Area  
Summary of Works Program by Facility Category**

	Total Plan	Total Actuals	Total O/S	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26
Open Space - Land	121,898,874	92,960,079	28,938,795	6,404,673	4,130,238	-	17,157,742	-	1,242,969	-	3,173	-
Open Space - Capital	41,178,122	4,645,846	36,532,276	23,652,603	6,463,599	277,678	2,544,563	86,486	3,507,348	-	-	-
Roads and Transport - Capital	41,331,236	3,668,588	37,662,648	7,439,987	3,443,334	3,326,544	18,657,825	3,898,181	387,960	266,523	242,294	-
Water Management - Capital	1,075,000	17,008	1,057,992	1,057,992	-	-	-	-	-	-	-	-
Community Facility - Land	2,847,925	-	2,847,925	-	-	-	-	-	-	-	2,847,925	-
Administration Costs	1,253,765	300	1,253,465	156,721	156,721	156,721	156,721	156,721	156,721	156,721	156,421	-
<b>Total</b>	<b>209,584,923</b>	<b>101,291,821</b>	<b>108,293,102</b>	<b>38,711,976</b>	<b>14,193,892</b>	<b>3,760,943</b>	<b>38,516,851</b>	<b>4,141,387</b>	<b>5,294,998</b>	<b>423,244</b>	<b>3,249,812</b>	<b>-</b>

**Indexation Assumptions**

Land Acquisition Index 6.77% per annum

Capital Expenditure Index (open space) 3.72% per annum

Capital Expenditure Index (traffic and drainage) 3.47% per annum

Administrative Cost Index 2.50% per annum

Discount Rate 4.30% per annum

Note. Refer to Section 2.20 of the Contributions Plan for source of indexation assumptions

	2006-Base	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
<b>Expenditure Projections-Base-Year-costs</b>																
Open Space—land	10,000,000	13,715,149	8,262,086	5,951,973	21,544,373	11,438,572	10,382,522	15,000,000	7,529,203	-	-	-	-	-	-	103,823,878
Open Space—capital	-	-	-	-	-	5,496,007	5,496,007	7,023,946	6,525,205	4,108,694	4,053,404	4,053,404	1,490,710	1,053,404	-	33,300,770
Transport Facilities—capital	-	-	2,228,295	331,609	-	2,517,973	8,425,483	289,678	289,678	3,940,729	4,287,858	1,295,288	1,295,288	1,584,967	-	23,486,847
Community Facilities—land	-	-	-	-	-	-	-	-	-	-	-	2,127,113	-	-	-	2,127,113
Community Facilities—capital	-	-	-	-	-	-	-	7,146,404	-	-	2,406,558	735,845	-	-	-	10,288,808
Administration Costs	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	130,944	-	1,833,220
Drainage facilities—Capital	-	-	-	-	-	-	-	-	-	-	302,847	-	1,122,946	707,765	-	2,133,567
<b>Total</b>	<b>10,130,944</b>	<b>13,846,093</b>	<b>10,621,325</b>	<b>6,414,526</b>	<b>21,675,317</b>	<b>19,583,496</b>	<b>24,434,957</b>	<b>29,590,973</b>	<b>14,475,030</b>	<b>8,180,364</b>	<b>5,181,608</b>	<b>5,342,592</b>	<b>4,039,889</b>	<b>3,477,078</b>	<b>-</b>	<b>176,994,193</b>
<b>Population Projections</b>																
Additional Population Balmoral Road-Release Area	-	306	1,175	1,580	1,580	1,580	1,956	1,283	1,234	1,157	428	194	194	194	151	13,012
Additional Population Eastern Drainage Precinct	-	218	832	1,119	1,119	1,119	1,386	909	874	820	304	138	138	138	107	9,220

**Indexation Assumptions**

Land Acquisition index 6.4% per annum  
 Capital Expenditure Index 4% per annum  
 Administrative Costs Index 2.5% per annum  
 Discount Rate 6.04% per annum

Note: Refer Section 3.11 of the Contributions Plan for source of indexation assumptions

**Appendix 6C - Contributions Rates Schedule**

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**Contributions Plan No. 12 - BALMORAL ROAD RELEASE AREA**  
**Residential Rates Schedule**

Facility Category	Total Cost (PV)	Rate Per Person	CONTRIBUTION RATE PER LOT/UNIT						
			Lots / Dwelling Houses / Dual Occupancy Dwellings	Integrated Housing	Seniors Housing / Boarding House Rooms	Multi Unit Housing*			
						4 bedroom	3 bedroom	2 bedroom	1 bedroom
Open Space - Land	-\$137,271,627.43	\$8,671.20	\$29,482.08	\$26,013.60	\$10,405.44	\$30,349.20	\$22,545.12	\$18,209.52	\$13,006.80
Open Space - Capital	-\$41,074,043.05	\$2,881.30	\$9,796.41	\$8,643.89	\$3,457.56	\$10,084.54	\$7,491.37	\$6,050.72	\$4,321.95
Transport - Capital	-\$40,500,773.83	\$3,411.65	\$11,599.60	\$10,234.94	\$4,093.98	\$11,940.77	\$8,870.28	\$7,164.46	\$5,117.47
Community Facility - Land	-\$3,215,607.26	\$240.29	\$817.00	\$720.88	\$288.35	\$841.03	\$624.76	\$504.62	\$360.44
Administration	-\$1,160,313.49	\$46.41	\$157.79	\$139.23	\$55.69	\$162.43	\$120.66	\$97.46	\$69.61
<b>TOTAL (2017/2018)</b>	<b>-\$223,222,365.06</b>	<b>\$15,250.85</b>	<b>\$51,852.89</b>	<b>\$45,752.55</b>	<b>\$18,301.02</b>	<b>\$53,377.97</b>	<b>\$39,652.21</b>	<b>\$32,026.78</b>	<b>\$22,876.27</b>
<b>TOTAL (2017/2018)</b>		<b>\$15,250.85</b>	<b>\$51,852.89</b>	<b>\$45,752.55</b>	<b>\$18,301.02</b>	<b>\$53,377.97</b>	<b>\$39,652.21</b>	<b>\$32,026.78</b>	<b>\$22,876.27</b>
<b>2018/2019</b>		\$15,632.12	\$53,149.21	\$46,896.36	\$18,758.54	\$54,712.42	\$40,643.51	\$32,827.45	\$23,448.18
<b>2019/2020</b>		\$16,022.92	\$54,477.94	\$48,068.77	\$19,227.51	\$56,080.23	\$41,659.60	\$33,648.14	\$24,034.39
<b>2020/2021</b>		\$16,423.50	\$55,839.89	\$49,270.49	\$19,708.20	\$57,482.24	\$42,701.09	\$34,489.34	\$24,635.25
<b>2021/2022</b>		\$16,834.08	\$57,235.89	\$50,502.25	\$20,200.90	\$58,919.29	\$43,768.62	\$35,351.58	\$25,251.13

\* Multi Unit Housing includes apartment buildings and town houses.

**Contributions Plan No. 12 - Balmoral Road Release Area**  
**Rates Schedule**

Facility Category	Total Cost (Base year)	Expected additional Population	Rate Per Person	CONTRIBUTION RATE PER LOT/UNIT				
				Subdivision & Dual Occ	Multi-unit dwellings			
					4-bedroom	3-bedroom	2-bedroom	1-bedroom
Open Space - land	\$ 103,823,877.70	13,012	\$ 9,946.89	\$ 33,819.43	\$ 27,851.29	\$ 24,867.23	\$ 17,904.40	\$ 12,930.96
Open Space - capital	\$ 33,300,769.69	13,012	\$ 2,639.87	\$ 8,975.56	\$ 7,391.64	\$ 6,599.68	\$ 4,751.77	\$ 3,431.83
Transport Facilities - capital	\$ 23,486,846.78	13,012	\$ 1,879.72	\$ 6,391.05	\$ 5,263.22	\$ 4,699.30	\$ 3,383.50	\$ 2,443.64
Community Facilities - land	\$ 2,127,112.97	13,012	\$ 196.71	\$ 668.81	\$ 550.79	\$ 491.78	\$ 354.08	\$ 255.72
Community Facilities - capital	\$ 10,288,807.94	13,012	\$ 805.87	\$ 2,739.96	\$ 2,256.44	\$ 2,014.68	\$ 1,450.57	\$ 1,047.63
Administration	\$ 1,833,220.30	13,012	\$ 138.06	\$ 469.40	\$ 386.57	\$ 345.15	\$ 248.51	\$ 179.48
<b>Total</b>	<b>\$ 174,860,635.39</b>		<b>\$ 15,607.12</b>	<b>\$ 53,064.21</b>	<b>\$ 43,699.95</b>	<b>\$ 39,017.82</b>	<b>\$ 28,092.83</b>	<b>\$ 20,289.26</b>

**Additional contribution Eastern Precinct**

<del>Drainage Facilities - capital</del>	<del>\$2,133,557.47</del>	<del>9,220</del>	<del>\$ 210.49</del>	<del>\$ 715.67</del>	<del>\$ 589.37</del>	<del>\$ 526.23</del>	<del>\$ 378.88</del>	<del>\$ 273.64</del>
<b>Total for Eastern Precinct</b>	<b>\$176,994,192.86</b>		<b>\$15,817.64</b>	<b>\$ 53,779.88</b>	<b>\$ 44,289.32</b>	<b>\$ 39,544.05</b>	<b>\$28,471.71</b>	<b>\$ 20,562.90</b>



**Appendix H D – Definitions Relevant to this Plan**

## Definitions Relevant to this Plan

Unless otherwise provided, definitions for terms used in this Contributions Plan will be those definitions used in the Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2000 and **Baulkham**–The Hills Local Environmental Plan **2005 2012**.

Acquisition cost	Includes all costs and expenses incurred in the purchase of land or floor space including but not limited to any purchase price, valuation, legal and survey fees.
Assumed Occupancy Rate	Means the number of persons assumed to occupy different dwelling types
Capital Cost	Includes all costs and expenses incurred in the delivery of the public facilities identified including but not limited to design, consultant and professional fees, project management fees, insurance premiums, construction and fit out costs. It does not include any recurrent costs that may be incurred in the operation and maintenance of the facility once it has been built.
Balmoral Road Release Area	Means the area shown on Map No. 1 - Land to Which Plan Applies
Developer contributions	Means a monetary contribution, the dedication of land free of cost or the provision of a material public benefit
<del>Eastern Precinct</del>	<del>Means the area shown on Map 4 'Location of Drainage Facilities'</del>
EP&A Act	Means the Environmental Planning and Assessment Act 1979, as amended
EP&A Regulation	Means the Environmental Planning and Assessment Regulation 2000, as amended
Expected Additional Population	Means the anticipated population of the Balmoral Road Release Area, over and above the estimated population at 13 April 2006
Human Services Study	Means the Human Services Local Environmental Study for Balmoral Road Release Area completed by BBC Consulting Planners November 2002
Library Report	Means the Rouse Hill Library and Community report completed by the AEC Group July 2004, as amended
LEP 2005	Means Baulkham Hills Local Environmental Plan 2005, as amended
<b>LEP 2012</b>	<b>Means The Hills Local Environmental Plan 2012, as amended</b>
Multi-Unit <b>Housing</b> Dwelling	Means any form of residential development other than subdivision, single dwelling houses and attached or detached dual occupancy <b>dwelling</b> s
RMP Study	Means the Recreation Needs Analysis and Public Open Space Provision for the Balmoral Road Release Area completed by RMP & Associates in October 2003
<b>RTA RMS</b>	Means <del>the Roads and Traffic Authority of NSW</del> <b>Roads and Maritime Services NSW</b>
Traffic Report	Means the Balmoral Release Area Traffic and Transport Report completed by Council in May 2006
Works in kind	Means the construction or provision of the whole or part of a public facility that is identified in the works schedule to the Contributions Plan









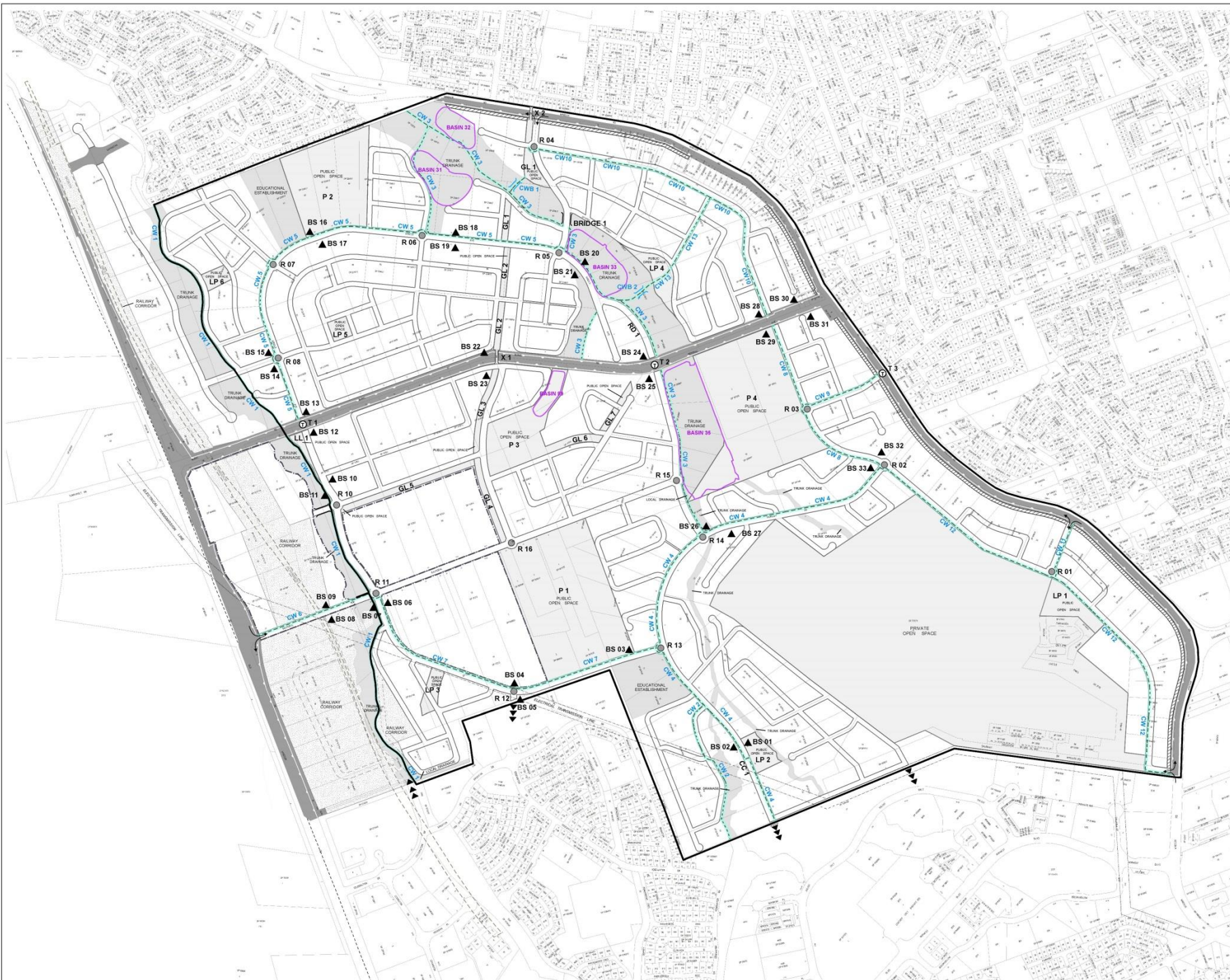
**BAULKHAM HILLS**  
**SECTION 7.11**  
**CONTRIBUTIONS PLAN No 12**  
**MAP No 2**  
**LOCATION OF FACILITIES WITHIN**  
**BALMORAL ROAD RELEASE AREA**



SCALE: 1:4,000  
 0 50 100 150 200 250 300  
 METRES

**LEGEND**

-  Cycleway Crossing
-  Community & Recreation Facility
-  Bus Shelters
-  Roundabout
-  Pedestrian Bridge
-  Traffic Lights
-  Bridge
-  Drainage Basin (Indicative Location)
-  BRRR Boundary

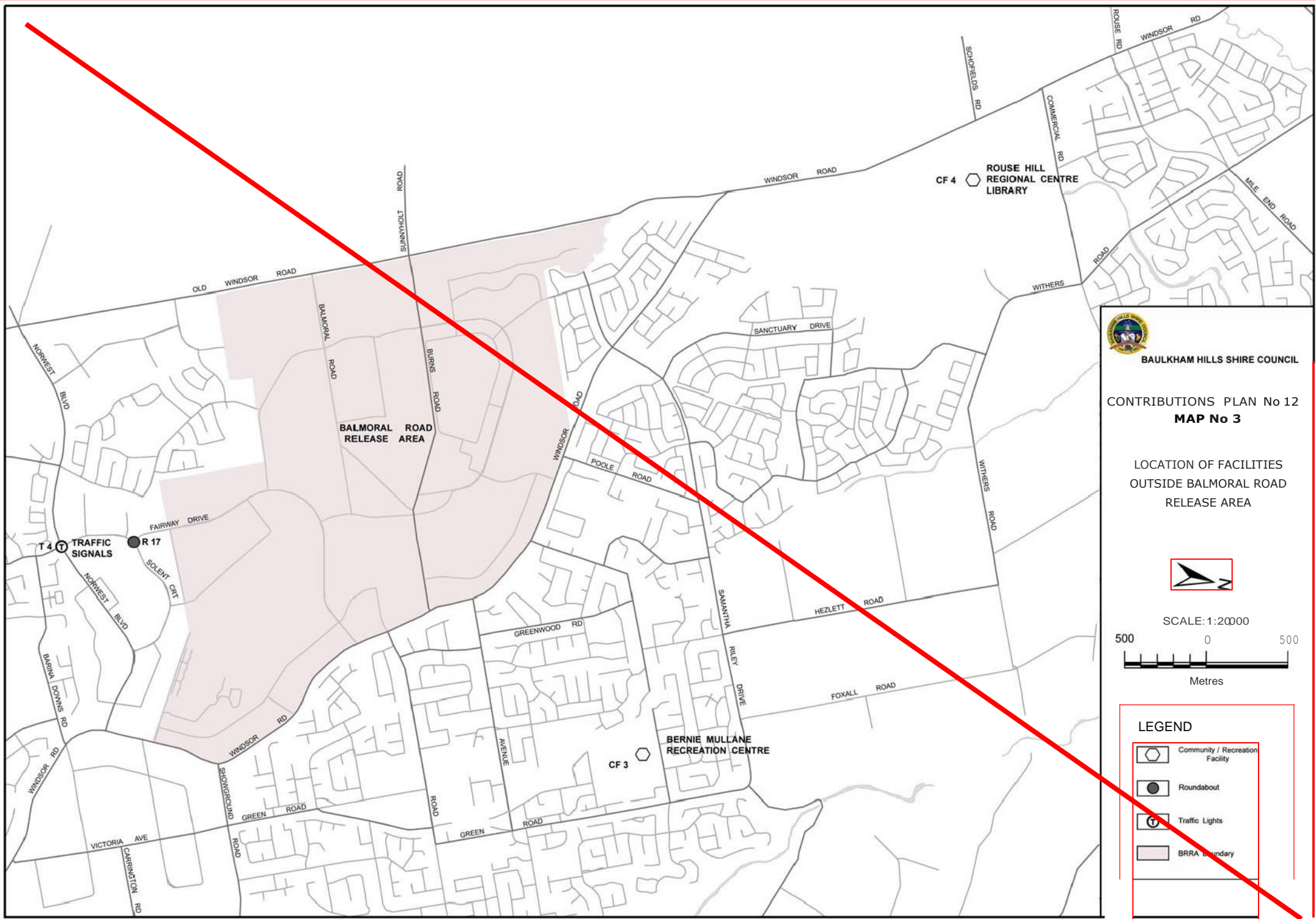


DRAWN BY:	W WRIGHT	DATE:	11/07/2006
SUPERVISING DRAFTSPERSON:	B CLISSOLD	DATE:	11/07/2006
PLANNING OFFICER:	J ATKINS	DATE:	11/07/2006
FILE No ECL:	PP 131		

STATEMENT OF RELATIONSHIP WITH OTHER PLANS  
 THIS PLAN SHOULD BE READ IN CONJUNCTION WITH BAULKHAM HILLS LOCAL ENVIRONMENTAL PLAN 2005 AND BALMORAL ROAD RELEASE AREA DEVELOPMENT CONTROL PLAN No 01 (WRITTEN DOCUMENTS)

DATE OF ADOPTION:  
 COMES INTO FORCE:

**NOTE**  
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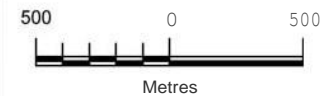
**BAULKHAM HILLS SHIRE COUNCIL**

**CONTRIBUTIONS PLAN No 12  
MAP No 3**

LOCATION OF FACILITIES  
OUTSIDE BALMORAL ROAD  
RELEASE AREA

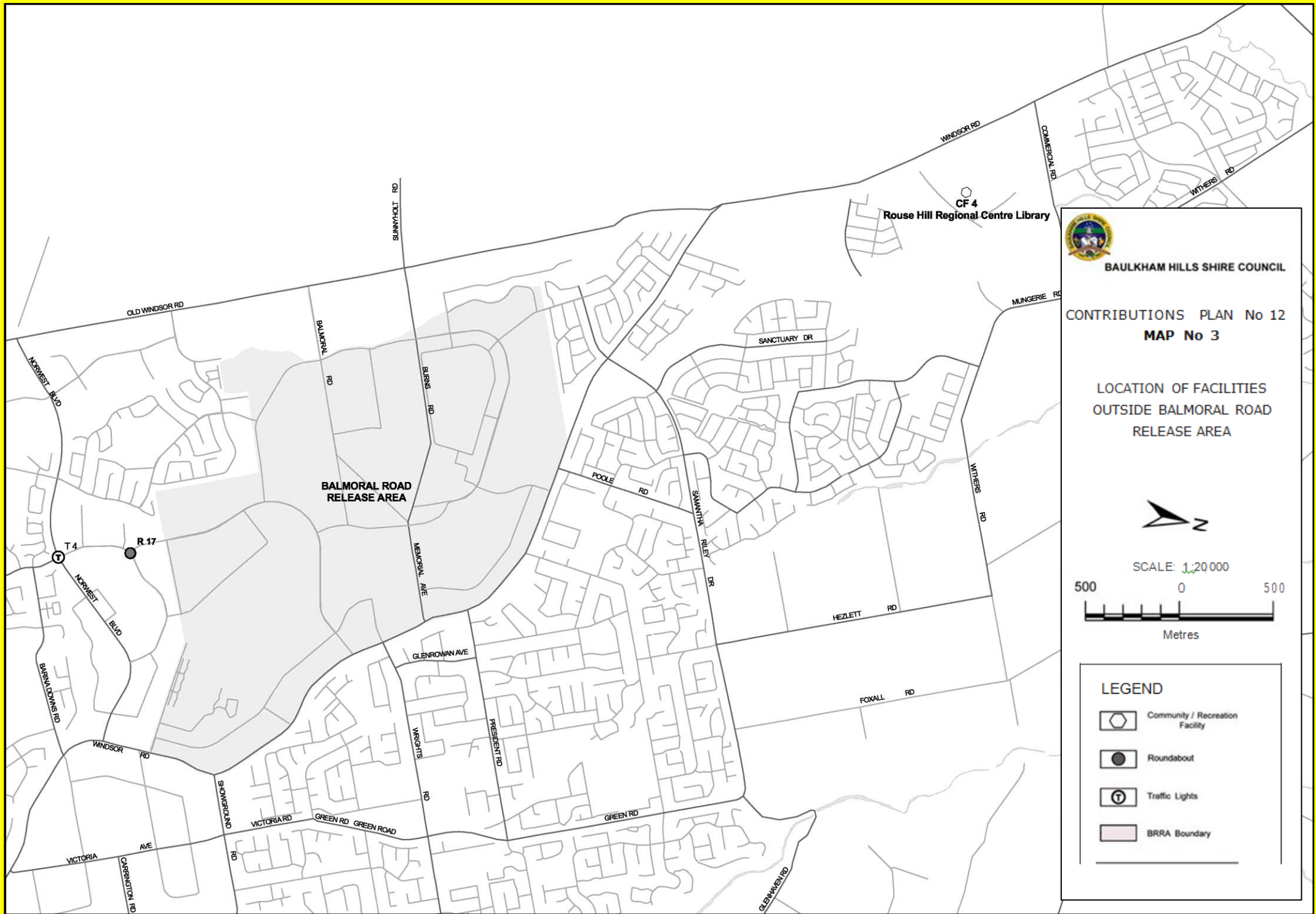



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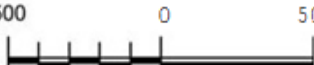


**LEGEND**





-  Community / Recreation Facility
-  Roundabout
-  Traffic Lights
-  BRR Boundary



  
**BAULKHAM HILLS SHIRE COUNCIL**  
**CONTRIBUTIONS PLAN No 12**  
**MAP No 3**  
 LOCATION OF FACILITIES  
 OUTSIDE BALMORAL ROAD  
 RELEASE AREA

  
 SCALE: 1:20 000  
  
 Metres

**LEGEND**

-  Community / Recreation Facility
-  Roundabout
-  Traffic Lights
-  BRRA Boundary



**BAULKHAM HILLS  
SECTION 94  
CONTRIBUTIONS PLAN No 12  
MAP No 4**

**BALMORAL ROAD RELEASE AREA  
LOCATION OF DRAINAGE FACILITIES**



SCALE: 1:4,000



**LEGEND**

- Drainage Basin (Indicative Location)
- Boundary of Eastern Drainage Precinct
- BRRA Boundary



DRAWN BY	W. WRIGHT	DATE	11/12/08
SUPERVISING DRAFTSPERSON	B. CLAYDON	DATE	11/12/08
PLANNING OFFICER	J. ATKINS	DATE	11/12/08
FILE NO. (CD)	PP 141		

STATEMENT OF RELATIONSHIP WITH OTHER PLANS:  
THIS PLAN SHOULD BE READ IN CONJUNCTION WITH BALKHAM HILLS LOCAL ENVIRONMENTAL PLAN 2004 AND BALKHAM HILLS ROAD RELEASE AREA DEVELOPMENT CONTROL PLAN No 2 (WRITTEN DOCUMENT)

DATE OF ADOPTION	18/09/2009
DATE OF ISSUE	18/09/2009

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